

FORM

# FOR LEASE

2,228 SF RETAIL AVAILABLE  
1550 MARINE DRIVE  
NORTH VANCOUVER, BC



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# FOR LEASE

1550 MARINE DRIVE  
NORTH VANCOUVER, BC

## OPPORTUNITY

2,228 SF of high-profile ground floor retail space available at the corner of Marine Drive and Bowser Avenue in North Vancouver. The property has tremendous corner lot exposure to Marine Drive and benefits from an abundance of designated, surface parking. The subject site features two buildings that are connected by an outdoor covered walkway.

## LOCATION

1550 Marine Drive is located in the Lower Capilano Marine neighbourhood in the District of North Vancouver. The property is situated on the northeast corner of Marine Drive and Bowser Avenue with desirable corner lot positioning on the well-travelled Marine Drive corridor. The property features exposure to approximately 38,000 vehicles per day in an affluent neighbourhood with average household incomes of over \$118,000.

## PROPERTY INFO

**BUILDING AREA** 10,387 SF

**PARKING** 42 designated surface parking stalls at the rear, and street parking available

**ZONING** C9 - Marine Drive Commercial Zone  
Permitted uses include retail food services, retail purposes, restaurants, liquor store, business/office support services, personal service shops, trade schools and much more.

**TRAFFIC COUNTS** 37,981 VPD

**CAM & TAXES (2017)** \$13.00 PSF (estimate)

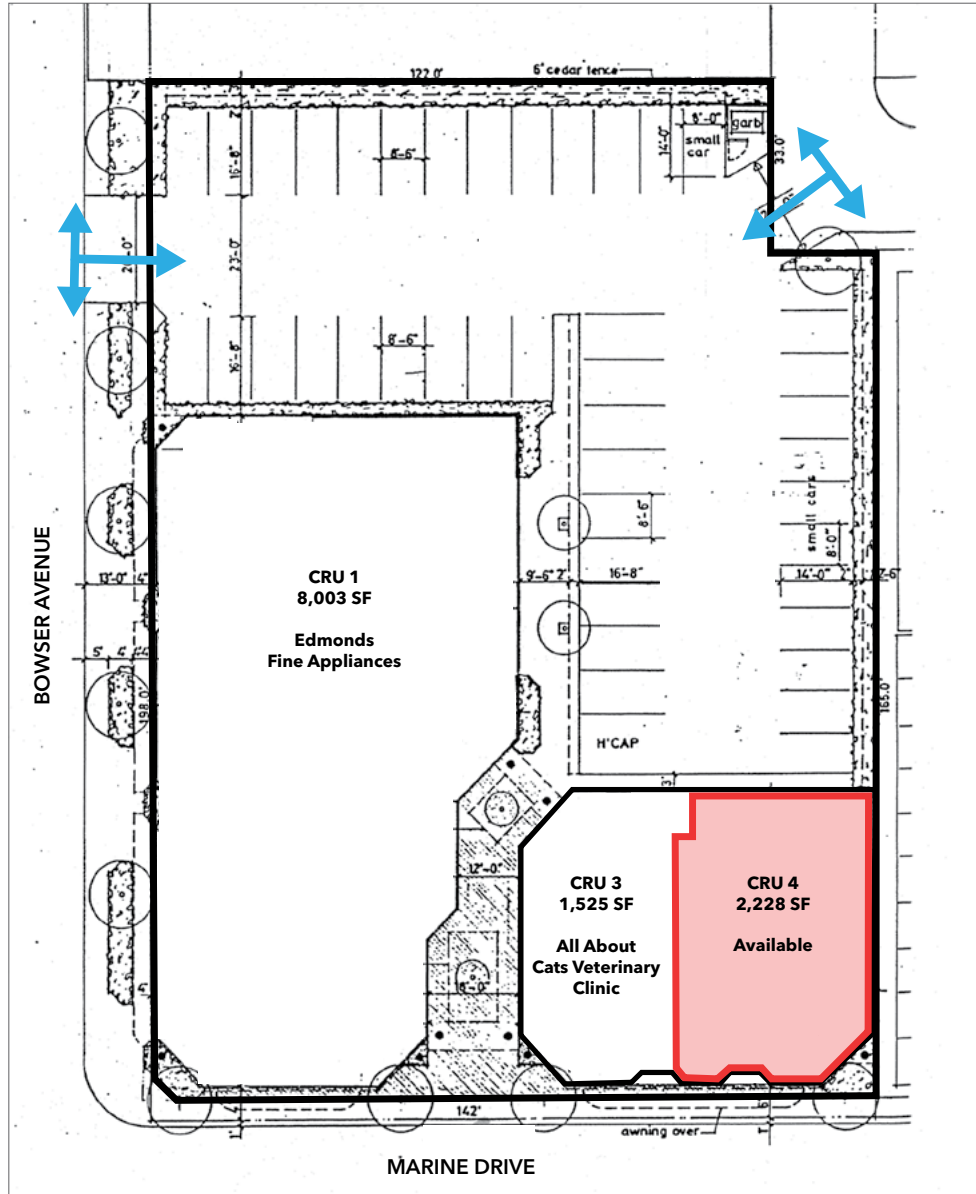
**ASKING RATES** Please contact Listing Agent



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## SITE PLAN



## AVAILABILITY

CRU	Unit Size	Timing
1		Edmonds Fine Appliances
2		All About Cats Veterinary Clinic
3	2,228 SF	Available June 2018
Please contact listing agent for rates		



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2016 ESTIMATES & PROJECTIONS	1 KM	3 KM	5 KM	8 MIN
Population	9,614	50,821	186,646	95,856
Households	4,270	21,718	91,304	43,060
Average Household Income	\$101,952	\$118,037	\$95,869	\$111,148
% Change Population (2011-2016)	8.4%	7.2%	6.0%	5.6%
% Change Population (2016-2021)	8.5%	6.9%	6.1%	5.6%

**FORM RETAIL ADVISORS INC.**  
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