

FOR SALE

1075 MARINE DRIVE, NORTH VANCOUVER, B.C.

OWNER-USER & INVESTOR OPPORTUNITY | \$5,400,000 (\$725 PSF)



Click to electronically sign

CONFIDENTIALITY AGREEMENT

- ✓ RARE OWNER-USER OPPORTUNITY
- ✓ NORTH VANCOUVER'S PREMIER MARINE DRIVE CORRIDOR
- ✓ NEAR-TERM LEASE ROLLOVER CREATING CLEAR PATH TO OCCUPANCY

MARINE DRIVE (+35,000 VPD)

Marcus & Millichap

OPPORTUNITY

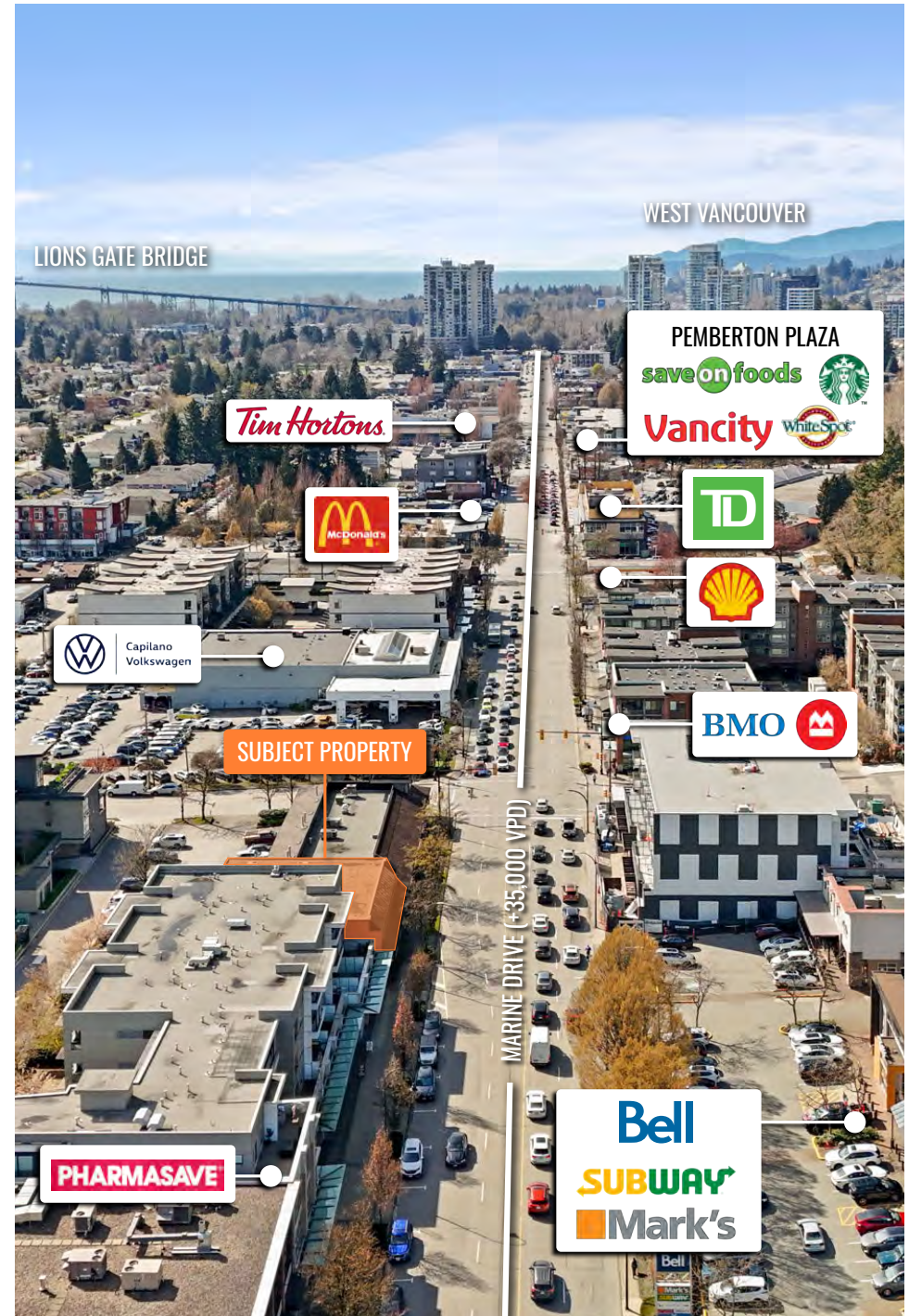
Marcus & Millichap REIS Canada Inc. is pleased to present the opportunity to acquire 1075 Marine Drive, North Vancouver, B.C. (the "Subject Property"), a 7,450 SF multi-tenant commercial property situated along one of North Vancouver's most established commercial corridors, benefiting from 65 feet of frontage and over 35,000 vehicles per day (VPD). With immediate vacancy available, additional space rolling in 2026, and the majority of remaining leases expiring by mid-2027, the Subject Property offers a compelling owner-user (flexible zoning) opportunity to secure a highly visible Marine Drive address while collecting stable income in the interim.



SALIENT DETAILS

Address:	1075 Marine Drive, North Vancouver, B.C.
PID:	006-983-421
Legal Description:	LOT G, BLOCK 55, PLAN VAP19624, DISTRICT LOT 552, GROUP 1, NEW WESTMINSTER LAND DISTRICT
Zoning:	C9 - Marine Drive Commercial Zone
Lot Size:	8,103 SF
Year Built:	1983* <i>Recent Capital Updates: Roof (2017), HVAC (2006, 2010, 2021), Skylights (2013-2015), HWT (2024)</i>
Rentable Area:	7,450 SF**
Area Breakdown:	<p>First Floor Suite 101 (1,249 SF) [Expiring Aug-2026] Suite 102 (750 SF) [Expiring Jul-2027] Suite 103 (1,086 SF) [Expiring Apr-2027] Suite 104 (550 SF) [Expiring Apr-2028] <hr/> Total: 3,635 SF</p> <p>Second Floor Suite 201 & 202 (1,011 SF) [Expiring Dec-2028] Suite 203 (721 SF) [Expiring Aug-2026] Suite 204 (981 SF) [Expiring Feb-2028] Suite 205 (575 SF) [Expiring May-2027] Suite 206 (527 SF) [Available Now] <hr/> Total: 3,815 SF</p>
Parking:	27 Stalls**
Commercial Residential Mixed-Use Level 1:	Development in this designation is permitted up to approximately 1.75 FSR. The area is primarily intended for general commercial uses, with a strong encouragement of mixed-use developments.
Property Taxes:	\$51,245 (2025)
Reporting:	Phase I ESA and Building Condition Assessment are available following a signed CA.
Price:	\$5,400,000 (\$725 PSF)

*Per BC Assessment
**Per Vendor Materials

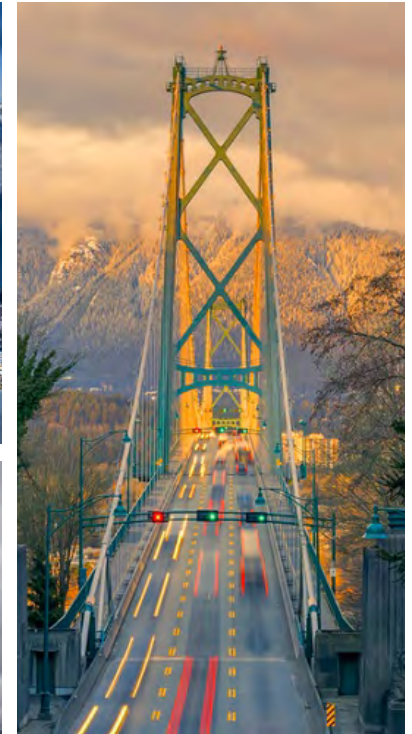


HIGHLIGHTS



MARINE DRIVE EXPOSURE

Prime Marine Drive corridor with exposure to over 35,000 VPD serving the broader North Shore community.



NEAR-TERM LEASE ROLLOVER

0.9-year WALE as of August 1, 2026, with the majority of leases rolling by mid-2027, providing flexibility for owner-user occupancy or repositioning.



LIONS GATE HOSPITAL



NORTH VANCOUVER'S RETAIL CORE

Situated within North Vancouver's primary retail node, steps from Capilano Mall and minutes from Park Royal, surrounded by one of the North Shore's most established commercial corridors.



LOWER MAINLAND COMMERCIAL MARKET

North Vancouver is one of Metro Vancouver's most supply-constrained commercial submarkets, characterized by a limited land base, minimal new development, and persistently low vacancy rates, with strong occupier demand supported by a high-income residential population.



LONG-TERM REDEVELOPMENT POTENTIAL

Commercial Residential Mixed-Use Level 1 OCP designation permits up to 1.75 FSR, supporting existing commercial use while providing a clear framework for future mixed-use redevelopment.

SURROUNDING CONSIDERATIONS



DEVELOPMENTS

1. **Under Construction:** The Rove by Staburn, 35 residential units via 4-story building. Completing Q1 2026.
2. **Pre-Construction:** 1235 Marine Drive by Natcon Construction. Mixed-Use with 39 strata units and commercial at ground level. In Planning.
3. **Proposed Development:** BC Housing and RainCity Housing for 60 supportive housing units.
4. **Capilano Mall:** Proposed re-development by QuadReal for 11 towers and 3,100 proposed homes.
5. **Lions Gate Village:** Planned mixed-use community comprising approximately 648 strata homes with ground-floor commercial space, delivered by a partnership of five established B.C. developers.

LOCATION OVERVIEW



Prominently situated along **Marine Drive**, one of North Vancouver's most established commercial corridors, with direct connectivity to West Vancouver and Downtown Vancouver via **Lions Gate Bridge**.



Minutes from **Capilano Mall** and **Park Royal**, and surrounded by a deep concentration of strip centres, anchored plazas, and national retailers serving the entire North Shore.



Well-served by public transit including **multiple bus routes** and the R2 Marine Drive RapidBus, providing **seamless connections** across the North Shore and into Downtown Vancouver.



Situated within one of Metro Vancouver's most affluent residential catchments, North Vancouver consistently ranks among the highest in the region, with average household incomes exceeding \$220,000 per year.



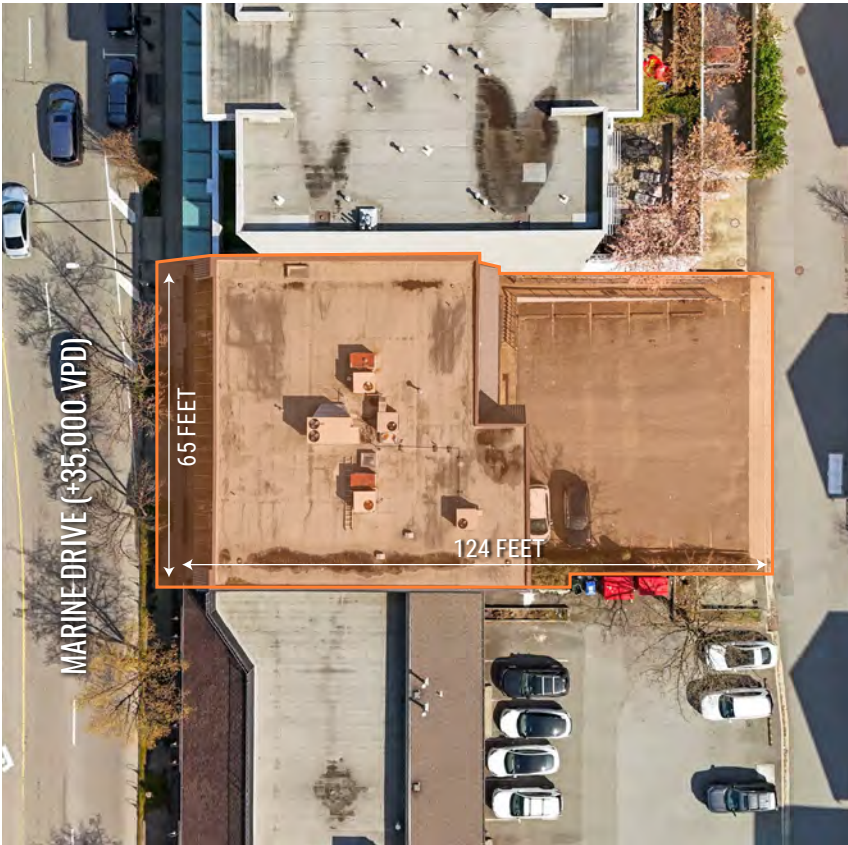
Ongoing residential intensification and mixed-use development across the North Shore continues to expand the corridor's consumer base, supporting **long-term commercial demand**.



DEMOGRAPHICS

1075 Marine Drive, Vancouver, B.C.	1 KM	3 KM	5 KM	North Vancouver
Population	4,563	65,262	122,286	99,588
Average Household Income	\$156,269	\$139,426	\$168,251	\$220,507
Population Growth (2020-2025)	11.5%	16.3%	11.9%	9.3%
Projected Population Growth (2025-2030)	5.8%	7.8%	5.5%	4.1%

PROPERTY PHOTOS



1075 MARINE DRIVE

Marcus & Millichap

Marcus & Millichap

Jon Buckley

Personal Real Estate Corporation
Senior Managing Director Investments
(604) 630-0215
Jon.Buckley@MarcusMillichap.com

Jack Allpress

Personal Real Estate Corporation
Senior Managing Director
Investments & Leasing
(604) 638-1975
JAllpress@MarcusMillichap.com

Curtis Leonhardt

Personal Real Estate Corporation
Managing Director Investments
(604) 638-1999
CLeonhardt@MarcusMillichap.com

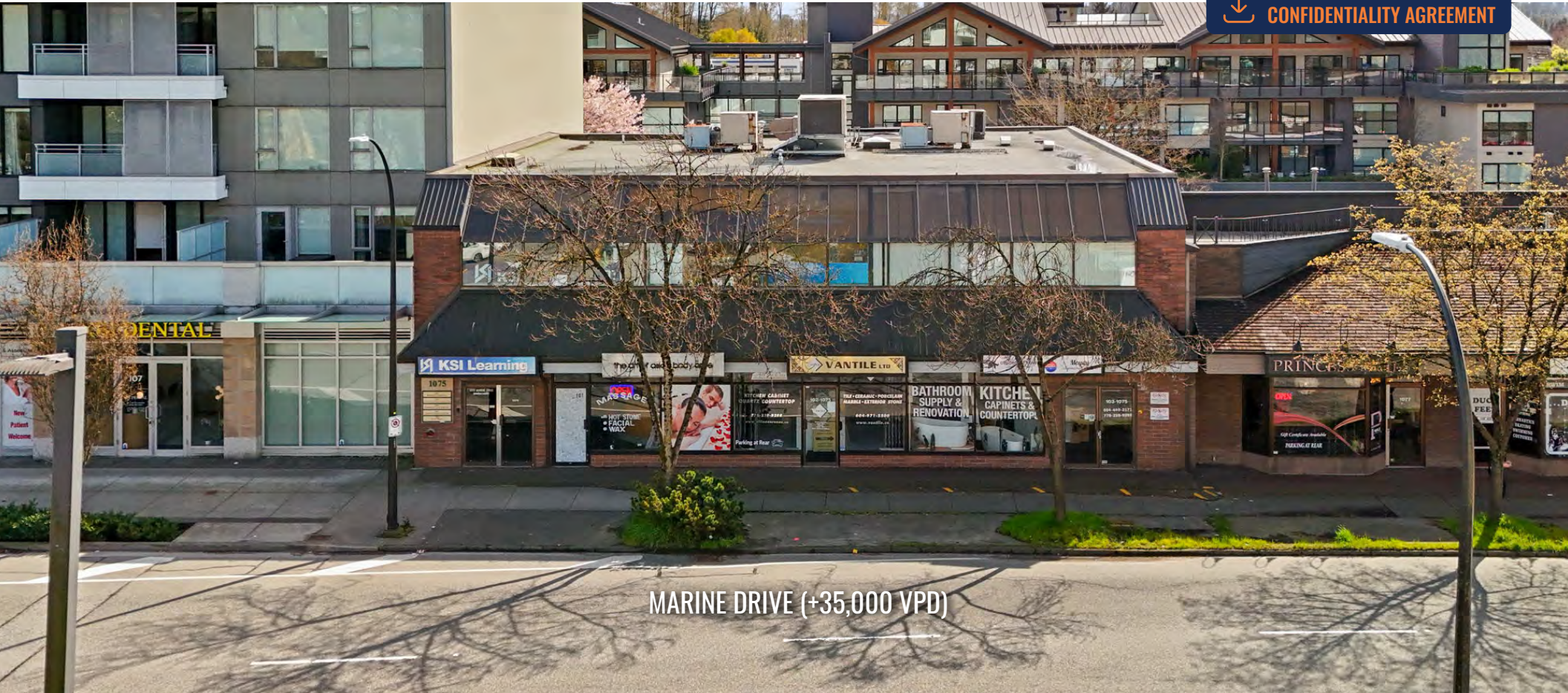
Joe Genest

Personal Real Estate Corporation
Managing Director Investments
(604) 398-4341
JGenest@MarcusMillichap.com

Andrew Gormley

Associate Director Investments
(604) 935-4726
Andrew.Gormley@MarcusMillichap.com

[Click to electronically sign
CONFIDENTIALITY AGREEMENT](#)



MARINE DRIVE (+35,000 VPD)

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. Used under license by Marcus & Millichap Real Estate Investment Services Canada Inc. © 2026 Marcus & Millichap. All rights reserved.