

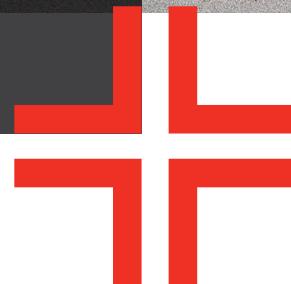


For Lease

Second Floor Large Format Retail Opportunity

845 MARINE DRIVE

North Vancouver, BC



SHELDON SCOTT
Personal Real Estate Corporation
604.416.5582
sheldon@sitings.ca

KAYLA MORROW
Senior Associate
604.416.5584
kayla@sitings.ca

SITINGS REALTY LTD.
SITINGS.CA / 604.684.6767
1595 – 650 West Georgia Street, Vancouver, BC V6B 4N8

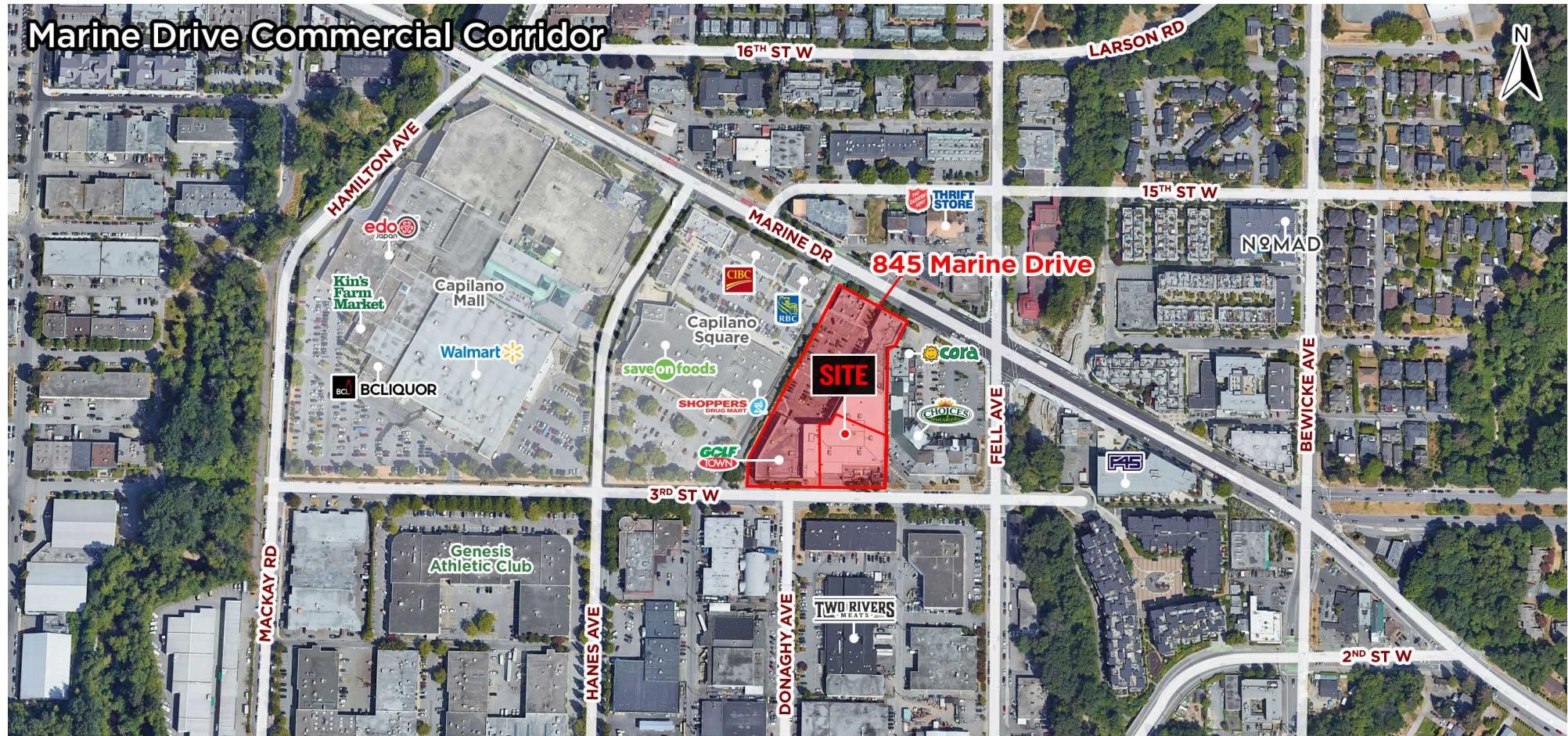
PROJECT SUMMARY

845 MARINE DRIVE
North Vancouver, BC

The Property occupies a key location on the Marine Drive Commercial Corridor amongst other strong drawing retailers including grocery stores, pharmacies and Walmart. Further, Marine Drive is one of the most dominant retail corridors on the North Shore and is currently densifying with multi-family residential development.

Highlights include:

- ✚ Modern open-air strip centre
- ✚ Prominent signage opportunities along Marine Drive
- ✚ Close proximity to Capilano Mall, the largest enclosed mall in North Vancouver and anchored by Walmart
- ✚ Shadow anchored by Save-On-Foods and Shoppers Drug Mart
- ✚ Situated on Translink's B-Line - a high capacity express bus service
- ✚ Over 50,000 residents with an average household income of over \$120,000 within a 5-minute drive



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DETAILS

<p># <u>Unit 200:</u> Second Floor: 33,257 SF Mezzanine: 1,643 SF Total: 34,900 SF</p>	<p># <u>Commercial Loading Facility:</u> Please see photo on page 5</p>
<p># <u>Base Rent:</u> Please Contact Listing Agents</p>	<p># <u>Zoning:</u> CD-537 which permits a wide range of commercial uses</p>
<p># <u>Additional Rent (est. 2025):</u> \$16.60 PSF</p>	<p># <u>Parking:</u> 319 stalls (surface and subsurface)</p>
<p># <u>Ceiling Height (approx.):</u> # <u>Floor to underside of roof deck:</u> 22'6" # <u>Floor to underside of trusses:</u> 20'4" <i>(There are "drops" throughout the ceiling for drains, lights, mechanical, etc.)</i></p>	<p># <u>Access/Egress:</u> The shopping centre is easily accessible as follows: # Signalized intersection at Marine Drive and Fell Avenue # Signalized intersection at Fell Avenue and West 3rd Street # Right in, right out from Marine Drive east bound # Right in, right out from West 3rd Street</p>

AREA TENANTS



DEMOGRAPHICS

	3 MIN	5 MIN	10MIN
2024 Population	13,634	57,161	150,309
2029 Populations Projections	15,034	66,207	164,566
2024 Average HH Income	\$138,057	\$127,444	\$163,819
2029 Daytime Population	18,231	60,330	142,416

CONTACT

SHELDON SCOTT
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604.416.5528
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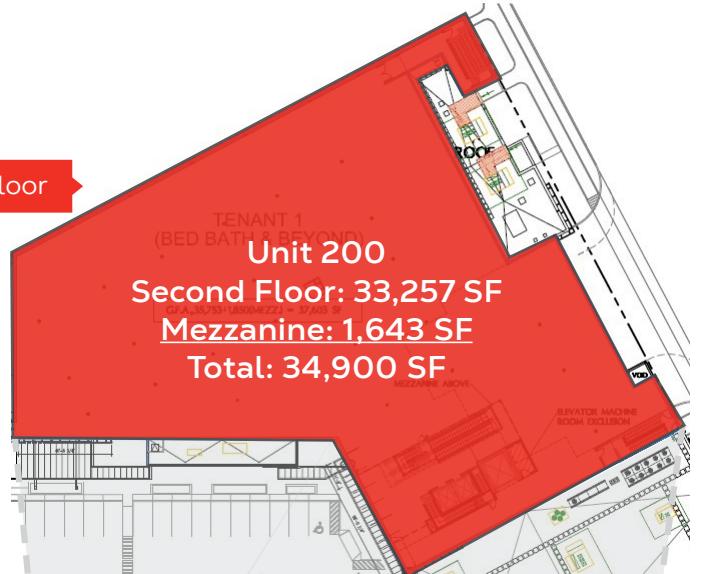
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Personal Real Estate Corporation

604.416.5584
kayla@sitings.ca

SITE PLAN

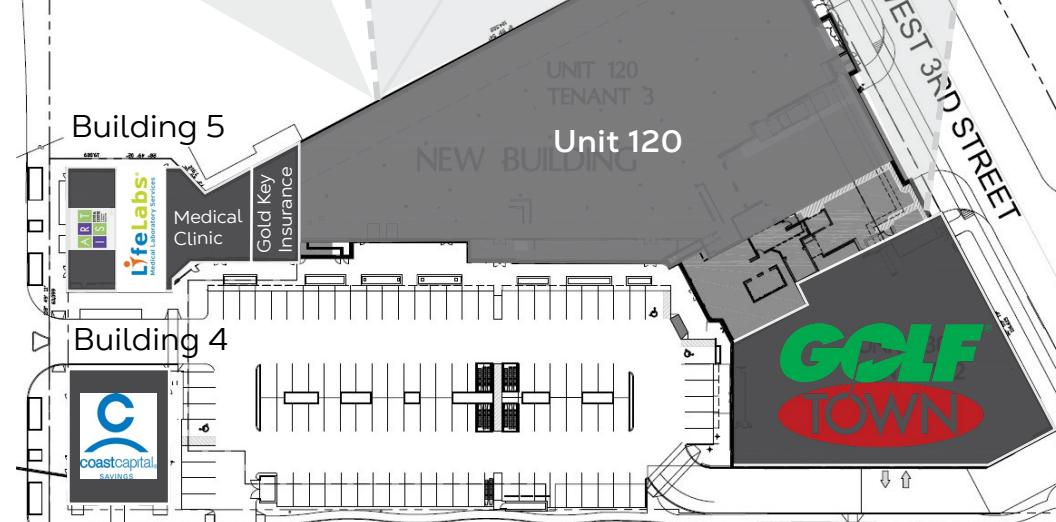


Second Floor

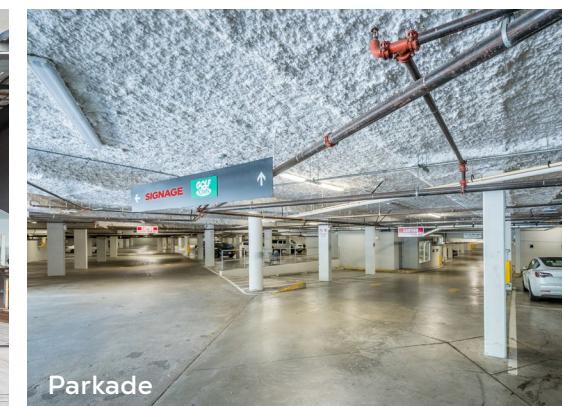
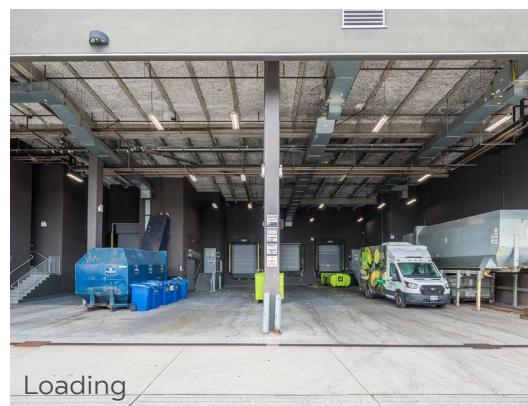


Ground Floor

Marine Drive



PROJECT



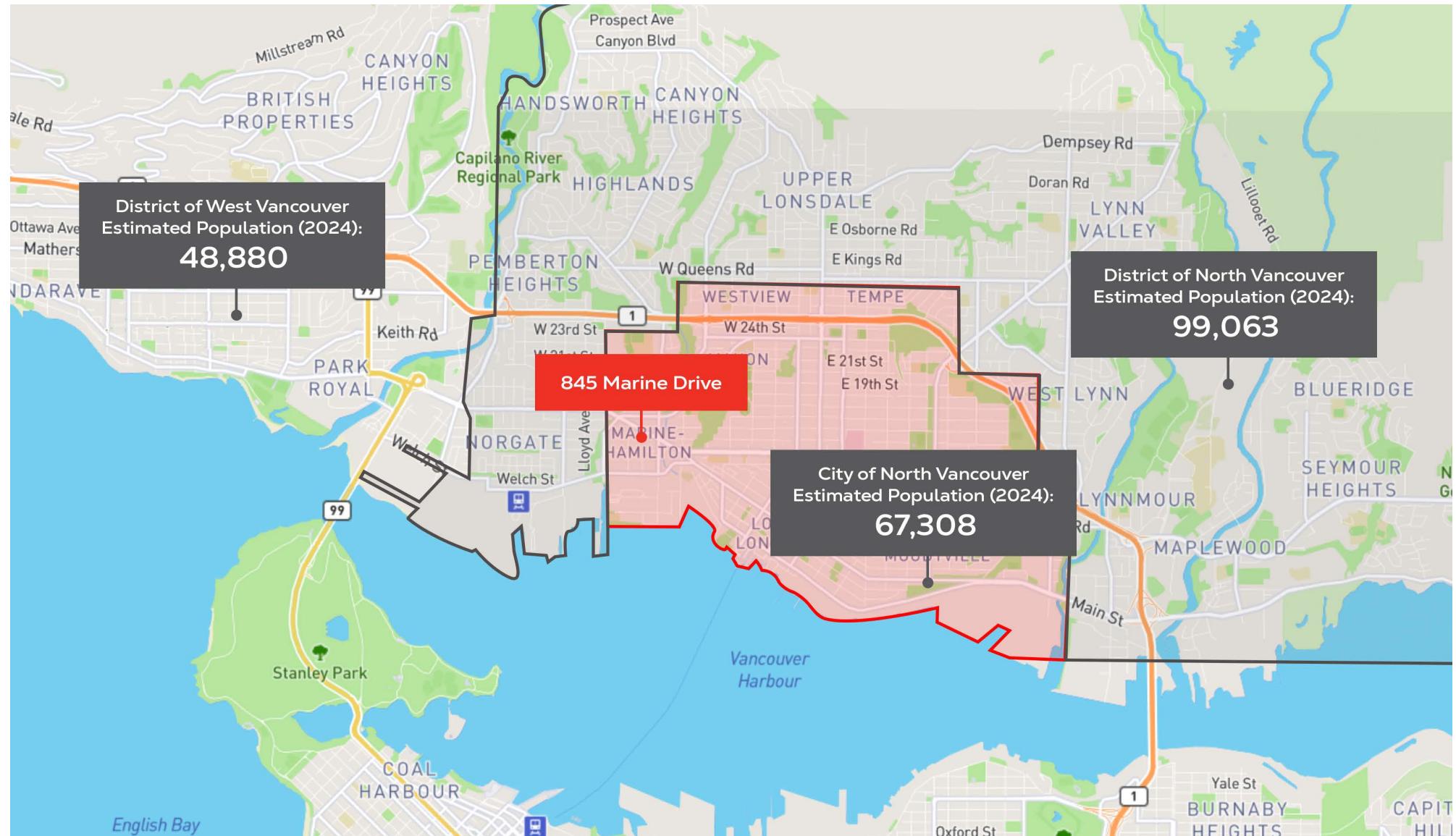
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NEIGHBOURING TENANTS



TRADE AREA

The population on the North Shore (West and North Vancouver) is over 200,000 people as follows:



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