

1235 Marine Drive, North Vancouver, BC

7,320 SF Building and a +/- 16,294 SF Yard on Marine Drive For Lease

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Opportunity

We are pleased to offer a high-exposure retail/automotive leasing opportunity in the heart of North Vancouver's thriving commercial corridor. Situated along one of the North Shore's primary arterial routes, this property offers exceptional frontage and strong daily traffic counts, making it an ideal location for automotive, service-oriented, and destination retail operators.

Marine Drive serves as the main east-west connector across North Vancouver, drawing consistent vehicular flow from local residents, commuters, and businesses alike. The surrounding area is home to a well-established mix of automotive dealerships, service providers, national retailers, and neighborhood commercial amenities—creating a synergistic environment that supports strong customer draw and repeat traffic.

The property presents an outstanding opportunity for businesses seeking prominent signage exposure, easy customer access, and positioning within one of the North Shore's most established commercial nodes.



Bike
Score

89



Walk
Score

91

Municipal Addresses	1235 Marine Drive, North Vancouver, BC
Rentable Area	Building 7,320 SF
Basic Rent	Contact Listing Broker
Operating Costs & Property Taxes (2026 estimate)	\$15.00 / SF
Zoning	C-9
Availability	October 1, 2026



Approximately 7,320 SF of indoor retail/automotive space with approximately 16,294 SF of outdoor space.



Abundance of grade-level parking, as well as off the lane in the rear and east side of the property.



Surrounded by a strong presence of established automobile brands and service businesses.

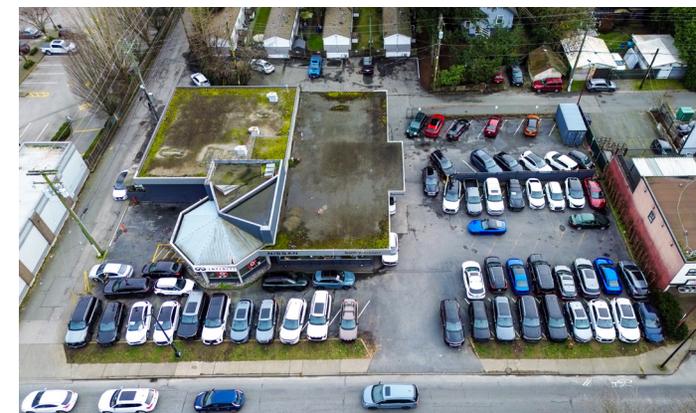
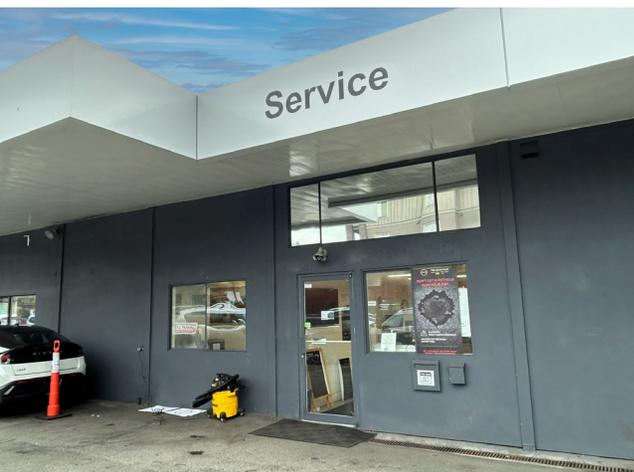


Convenient access to Highway 1, the Trans-Canada Highway, and the Lions Gate Bridge, drawing regional traffic from the North Shore, West Vancouver, and Downtown Vancouver.



Offers excellent signage opportunities along North Vancouver's major thoroughfare with excellent vehicular traffic and visibility from Marine Drive.

Exterior



Interior

Showroom/ Offices

Showroom

Service Shop



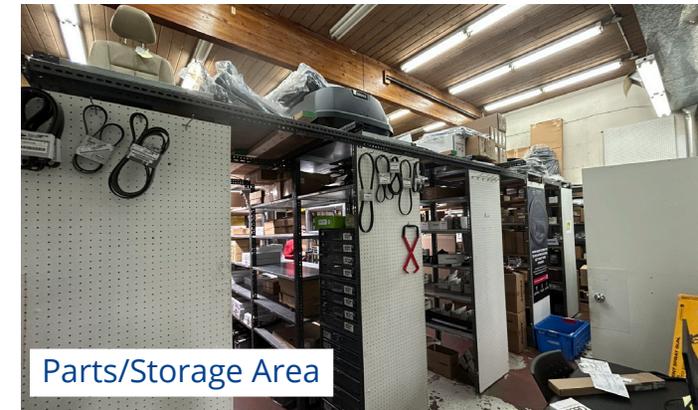
Showroom



Waiting Room



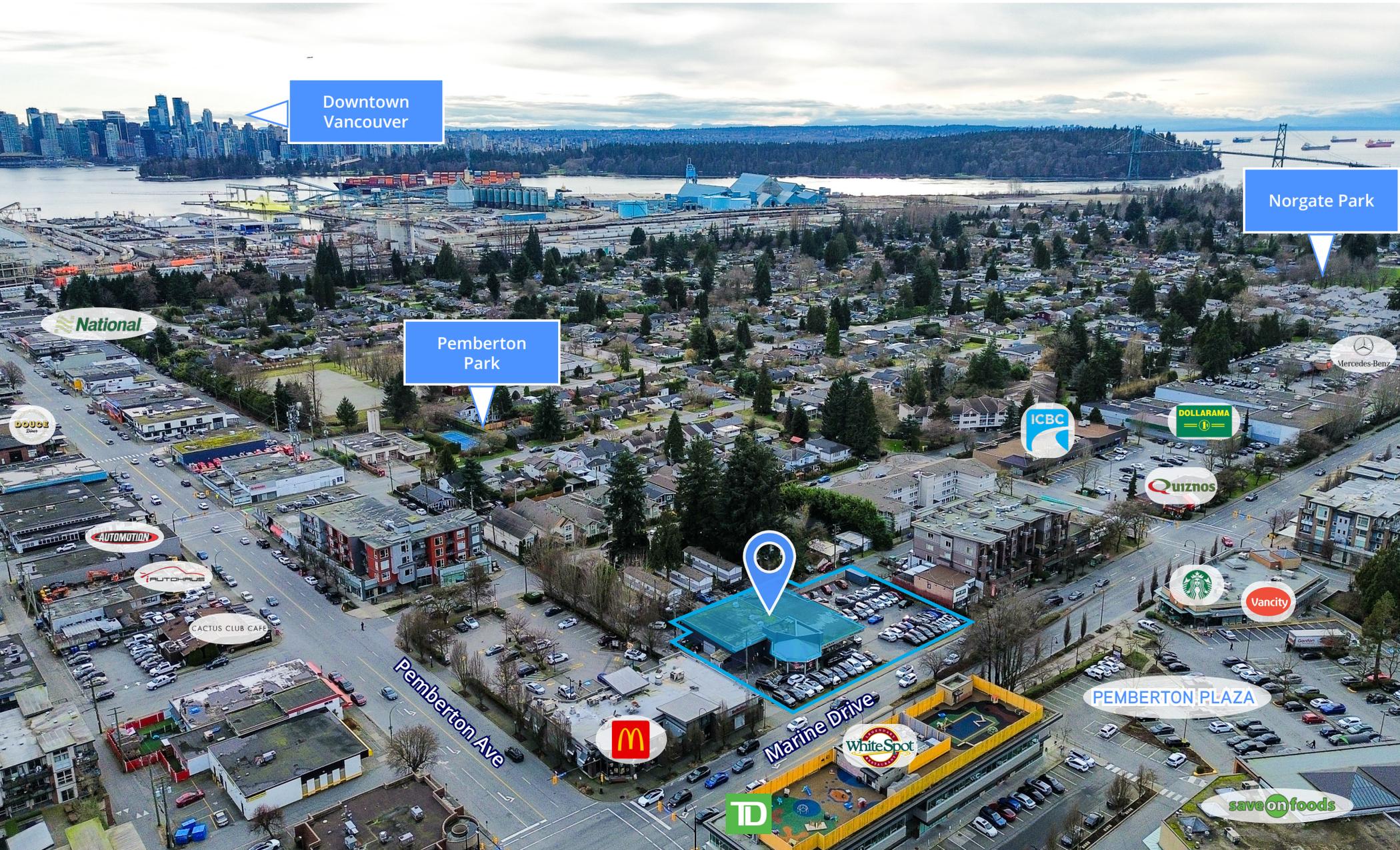
Service check-in desks



Parts/Storage Area

Location

Situated along Marine Drive, North Vancouver's primary east-west commercial corridor, this property offers high exposure and excellent connectivity, with easy access to Highway 1, the Trans-Canada Highway, the Lions Gate Bridge, and key North Shore routes, linking West Vancouver, Downtown Vancouver, and the broader Metro Vancouver region. Surrounded by a strong mix of automotive, retail, and service-oriented businesses, it is ideally positioned for both visibility and customer access.

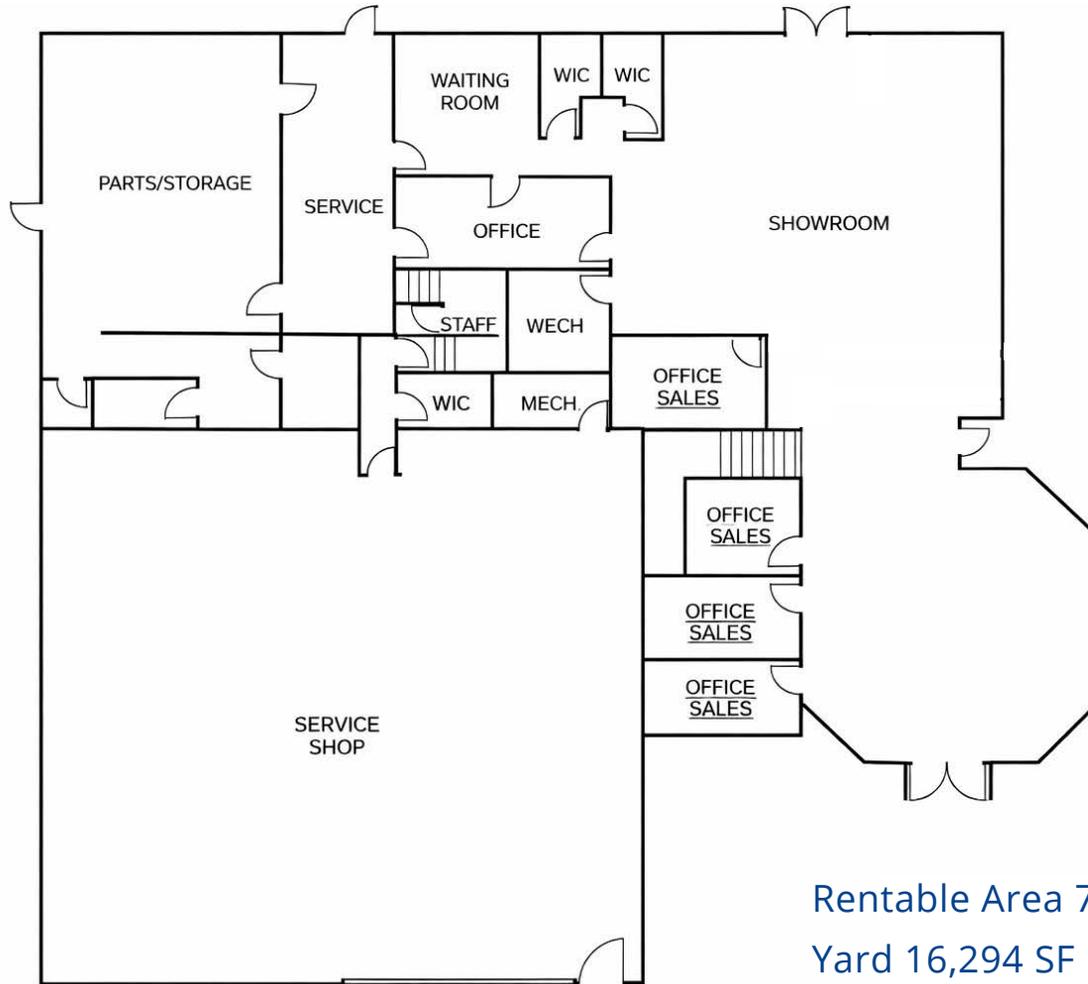


Floor Plan

Parking Lot

Lane

Marine Drive



Rentable Area 7,320 SF
Yard 16,294 SF

Lane

Demographics

Drive Time: 5 minutes		2025	2030	Annual Increase
	Total Population	18,260	20,329	2.07%
	Average Household Income	\$160,795	\$169,985	5.72%
	Total Households	6,860	7,687	12.06%
Drive Time: 10 Minutes		2025	2030	Annual Increase
	Total Population	119,763	126,474	5.06%
	Average Household Income	\$185,782	\$196,787	5.92%
	Total Households	48,997	51,687	5.94%
Drive Time: 15 Minutes		2025	2030	Annual Increase
	Total Population	226,147	235,254	4.03%
	Average Household Income	\$175,942	\$204,002	15.95%
	Total Households	94,988	98,649	3.85%

The following demographics were taken from the subject property and obtained by HYDRA, a centralized data platform.



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