

FOR SALE

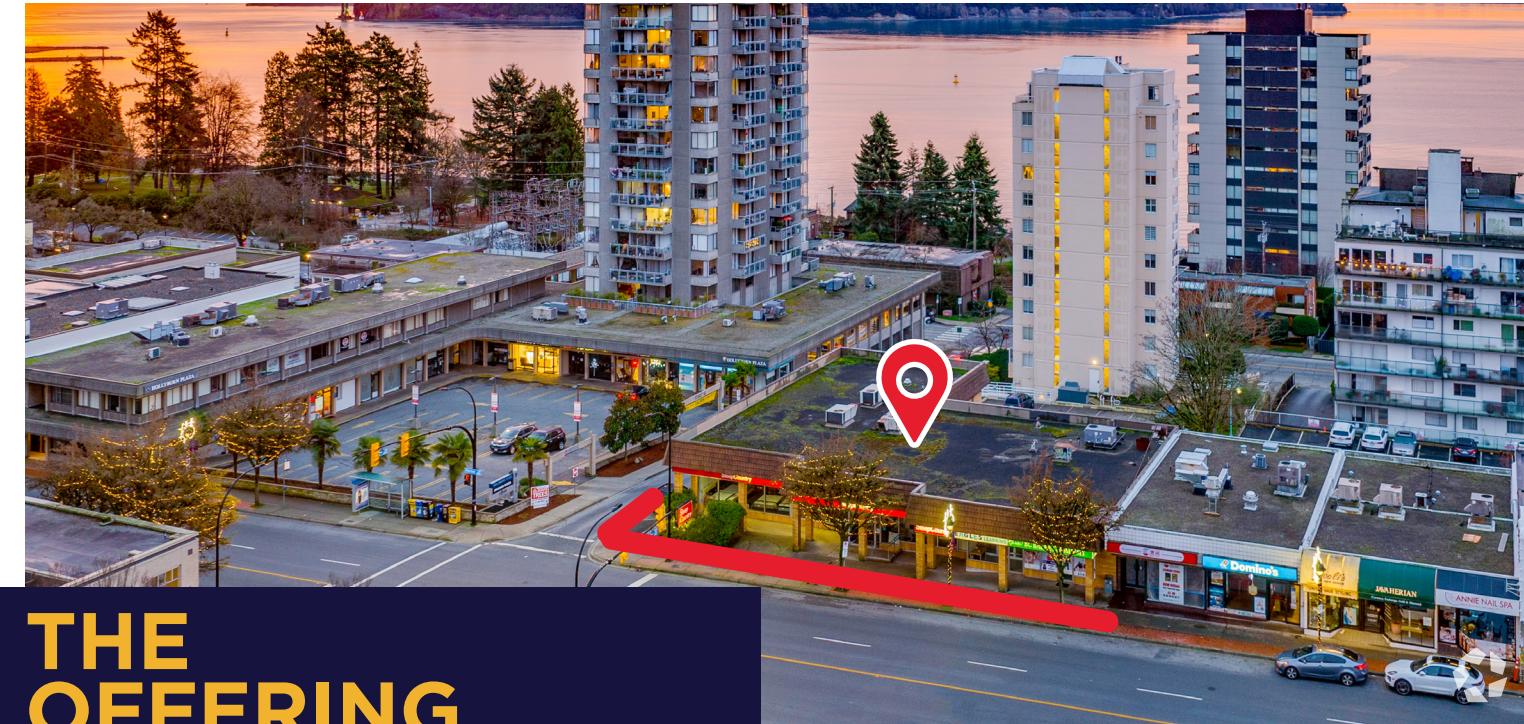
1802-1814 MARINE DRIVE

Income-Producing Property with Exceptional Development Potential - A Rare West Vancouver Opportunity





Source: CoStar



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THE OFFERING

Cushman & Wakefield ULC is pleased to present a rare opportunity to acquire an income-producing property with significant development potential in the heart of West Vancouver's prestigious Ambleside neighbourhood. Situated on a 0.28-acre (12,200 SF) site, 1802-1814 Marine Drive consists of 6,872 SF of fully leased retail and storage space, providing stable income, while offering flexibility, for future redevelopment. Opportunities to acquire a property of this scale, location, and potential are exceptionally rare in West Vancouver. This offering represents a generational opportunity for investors and developers to secure a high profile property with strong in-place income along with medium-term redevelopment potential in one of Metro Vancouver's most affluent and sought-after sub-markets.

INVESTMENT HIGHLIGHTS



PRIME CORNER LOCATION

18th St
Marine Dr



SCARCITY OF COMPARABLE ASSETS

Exceptional visibility and accessibility in the heart of West Vancouver's Ambleside Village Centre.



RARE & UNIQUE OFFERING

Generational opportunity, as few similar income-producing or redevelopment properties exist in this tightly held market.



TENANT STABILITY & RENEWAL POTENTIAL

Fully leased with opportunities for long-term tenant renewals, ensuring continued income.



POTENTIAL UPSIDE DEVELOPMENT

Zoned AC2 with a maximum 1.75 FAR, offering flexibility for future redevelopment or expansion.

PROPERTY SUMMARY

Municipal Address	1802-1814 Marine Drive
PID	003-850-536 & 003-850-498
Legal Description	Lot 1 & 2 East 1/2 of Block V District Lot 775 Plan 7054
Site Size	0.28 AC 12,200 SF
Year Built	1966
Zoning	AC2 - Ambleside Centre Zone 2
OCP Designation	Ambleside Village Centre
Leasable Area	6,872 SF
Occupancy	Fully Leased
Tenants	1802 Marine Drive - Sleep Country 1814 Marine Drive - S.T. Arts
Net Operating Income	Contact Listing Agents*
Asking Price	Contact Listing Agents

*Additional information is available upon receiving a signed Confidentiality Agreement.

DEMOGRAPHICS

	1km	3km	5km
 Population	9,723	35,820	84,467
 Population Growth (Next 5 Years)	6.9%	12.2%	10.3%
 Median Age	67	62	57
 Average Household Income	\$152,541	\$194,718	\$177,020
 Average Household Consumption	\$105,925	\$133,905	\$123,264

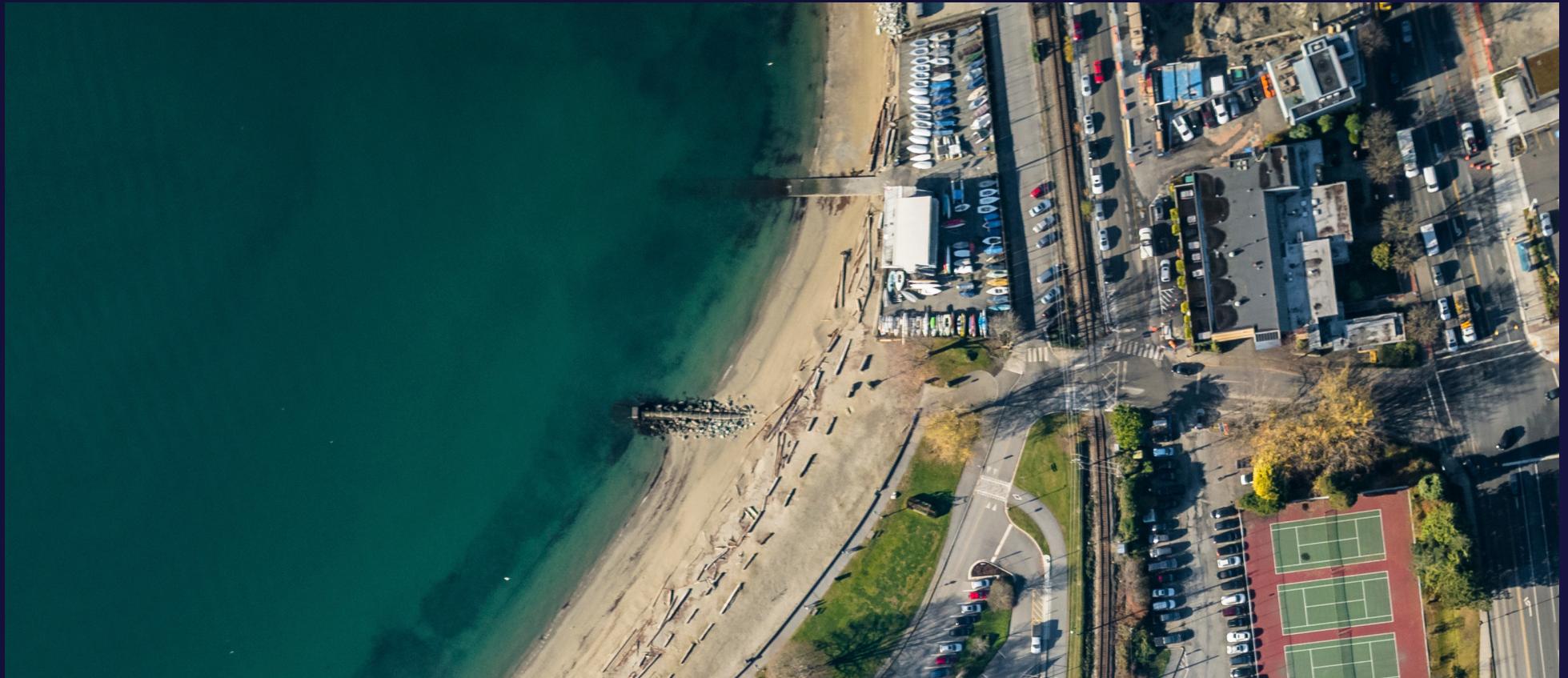
NEIGHBOURHOOD DENSIFICATION

Situated at the vibrant intersection of Marine Drive and 18th Street, the Property is positioned within the Ambleside Village Centre's OCP, where it is earmarked for increased mixed-use development space to enhance urban vibrancy while preserving its coastal charm.

Notably, a nearby property at 1763 Bellevue Avenue has submitted a redevelopment application proposing a 9-storey mixed-use building with a 3.47FAR. This application underscores the growing momentum for higher-density development in the vicinity, highlighting the potential for future redevelopment opportunities in the area.



1763 Bellevue Avenue preliminary proposal rendering
Source: ARCADIS / IKOR Group





LOCATION OVERVIEW

Located in the heart of Ambleside Village, West Vancouver offers a vibrant and highly desirable community hub that features boutique shops, cafes, and fine dining. Furthermore, residents and visitors enjoy proximity to waterfront amenities such as the West Vancouver Seawall, John Lawson Park and Ambleside Park, perfect for walking, cycling, and recreation. The scenic setting and lively village atmosphere make Ambleside the highly sought-after destination for living, working, and investing.



NEARBY AMENITIES

Parks & Outdoor Recreation:

1. Millennium Park
2. Memorial Park
3. John Lawson Park
4. John Lawson Pier
5. West Vancouver Centennial Seawalk
6. Ambleside Pier

Community & Culture:

7. Community Centre
8. Aquatic Centre
9. West Vancouver Memorial Library
10. Ferry Building Gallery

Food & Cafes:

11. Starbucks
12. 16th Street Liquor Store
13. Farm to Table Market
14. Persia Foods Produce Markets
15. Fresh St. Market

Pharmacies:

16. Shoppers Drug Mart
17. Pharmasave Bellevue
18. Rexall

Banks & Financial Services:

19. Scotiabank
20. RBC Royal Bank
21. TD Canada Trust Branch and ATM
22. CIBC Branch with ATM
23. BMO Bank of Montreal
24. Vancity

Fitness:

25. Anytime Fitness



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