

# 4-1328 MARINE DRIVE, WEST VANCOUVER

TURNKEY IMPROVED RETAIL UNIT FRONTING MARINE DR IN AMBLESIDE

FOR  
SUBLEASE



**WILLIAM | WRIGHT**

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## + HIGHLIGHTS



### TURNKEY RETAIL UNIT

Fully turnkey retail unit improved with handicap accessible wash-room, backroom storage, change room, HVAC, and CCTV



### FREE PARKING

Convenient and free underground and street parking for customers



### LARGE WINDOW DISPLAYS

Floor to ceiling glass line fronting Marine Drive with rain-protected sidewalks



### CLIENTELE

Surrounded by a high net worth community, offering access to a wealthy customer base



### ARCHITECTURE

Exposed high ceilings



## + THE OPPORTUNITY

Opportunity to lease a 1,829 SF turnkey retail unit at 4-1328 Marine Drive in prestigious West Vancouver. This prime location offers floor-to-ceiling glazing fronting Marine Drive, providing excellent exposure and visibility. The unit is fully improved with a washroom and backroom storage, making it ready for immediate use. Customers will enjoy convenient and free parking options, both underground and on the street, with an underground loading area for easy access. Located in a high net worth area, this gateway site to West Vancouver features rain-protected sidewalks, ensuring year-round customer comfort. Available as a Sublease, expiring January 9, 2033.

## + SALIENT FACTS

### SIZE

+/- 1,829 SQFT

### PARKING

Free street and underground parking

### ZONING

CD50

### BASIC RENT

Contact Listing Agents

### ADDITIONAL RENT

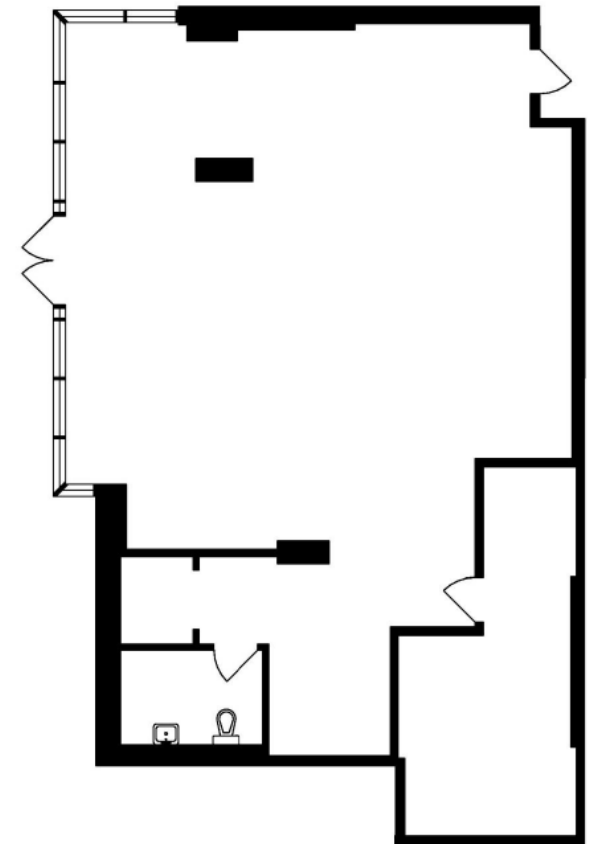
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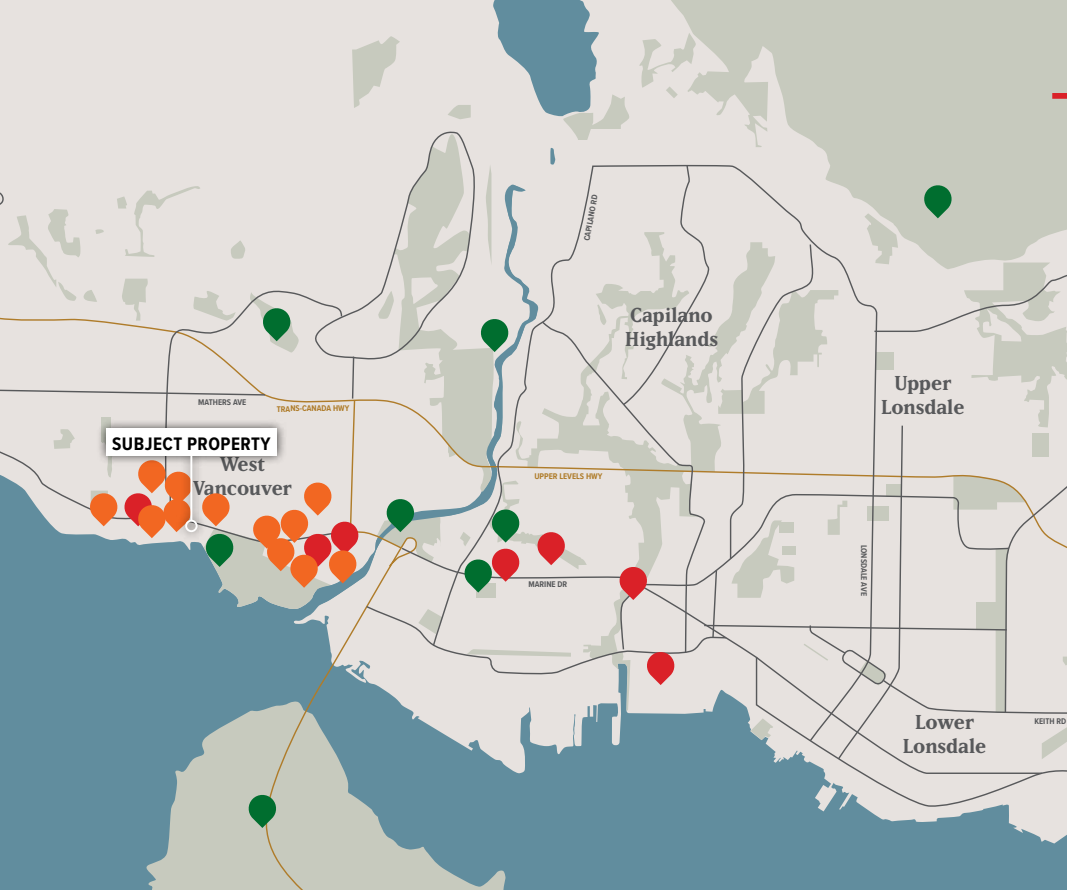
### SUBLEASE EXPIRY

January 9, 2033

### HEAVY POWER

3 phase, 400amp; 120V





## + LOCATION

Grosvenor Ambleside serves as a distinguished gateway to West Vancouver, seamlessly integrating with the historic Ambleside Village. This full-block, mixed-use waterfront development, designed by James Cheng, is bordered by Marine Drive to the north, 13th Street to the east, 14th Street to the west, and Bellevue Avenue to the south. The area is renowned for its stunning natural vistas and vibrant West Coast culture, attracting both residents and visitors to its scenic oceanside seawall and bustling retail village. The retail space at 4-1328 Marine Drive benefits from high visibility and accessibility, situated at a prominent intersection that naturally draws foot traffic. The vicinity boasts a diverse array of retailers, including high-end boutiques, art galleries, and gourmet dining establishments, creating a dynamic shopping environment. Public transit stops are conveniently located right outside the front door, and Ambleside Beach, along with the popular Ambleside to Dundarave Seawall, is just a block away, further enhancing the appeal of this prime retail location.

### DRIVING DISTANCES

**Lions Gate Bridge**  
6 Min Drive

**Trans-Canada Highway**  
6 Min Drive

**Downtown Vancouver**  
18 Min Drive



**Household Population**  
23,478



**Avg. Household Income**  
\$174,729



**Walk Score**  
95



**Bike Score**  
75

#### Shopping & Conveniences

- Park Royal
- Whole Foods Market
- Michaels
- Simons
- Staples
- Hudson's Bay
- Saks OFF 5TH
- London Drugs
- PetSmart
- Atmosphere
- Indigo
- Nespresso
- Oak + Fort
- Peloton
- Capilano Mall
- Northshore AutoMall
- Fresh St. Market
- Sungiven Foods
- Save-On Foods
- Cineplex Cinemas

#### Eateries and Cafes

- Cactus Club Café
- The Village Taphouse
- Caffe Artigiano
- Milestones
- Market Square Café
- AngusT Bakery & Café
- Ancora
- Chez Michel
- Crema Café Bar
- Raku Japanese Kitchen
- Handi Indian
- Savary Island Pie Company

#### Scenic Spots

- Ambleside Park & Beach
- Klahanie Park
- Norgate Park
- Stanley Park
- Capilano Suspension Bridge Park
- Lynn Headwaters Regional Park
- Barbour Park
- Hollyburn Country Club

## + FOR MORE INFORMATION CONTACT

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