

FOR LEASE

# 906 Marine Drive

North Vancouver, BC

High-exposure commercial building with ample parking



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**AVISON  
YOUNG**

## Opportunity

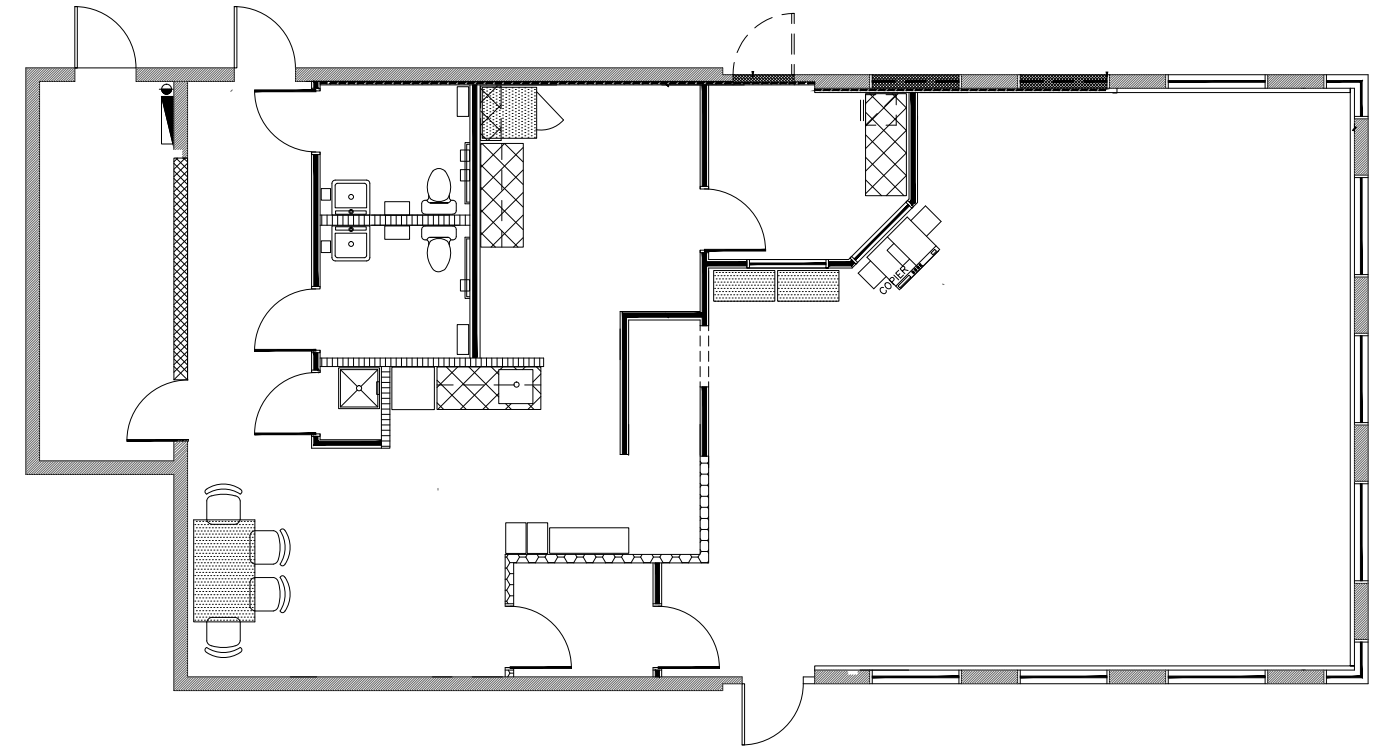
Excellent opportunity to lease a free-standing commercial building on the Marine Drive corridor in North Vancouver. The property offers a central location with highly visible signage, expansive Marine Drive frontage, and abundant on-site parking, well-suited for a wide range of retail and service businesses.

## Location

Centrally positioned on Marine Drive, the property offers exceptional visibility along one of the North Shore's highest-traffic arterials. The property sits within a major retail hub anchored by Capilano Mall and complemented by national retailers including Walmart, as well as a diverse mix of restaurants, cafés, banks, and daily services. Constant daily traffic, convenient access to Highway 1 and the Lions Gate Bridge, and frequent transit service enhance connectivity. The surrounding high-density residential neighbourhoods and nearby employment areas provide a built-in customer base and workforce.



## Floorplan



## PROPERTY SUMMARY

### ADDRESS

906 Marine Drive, North Vancouver, BC

### BUILDING SIZE

1,891 sf

### LOT AREA

9,452 sf

### ZONING

CS-1 (Service Commercial)

### LEASE RATE

Please contact listing agents





### ADDITIONAL RENT (2026 ESTIMATE)

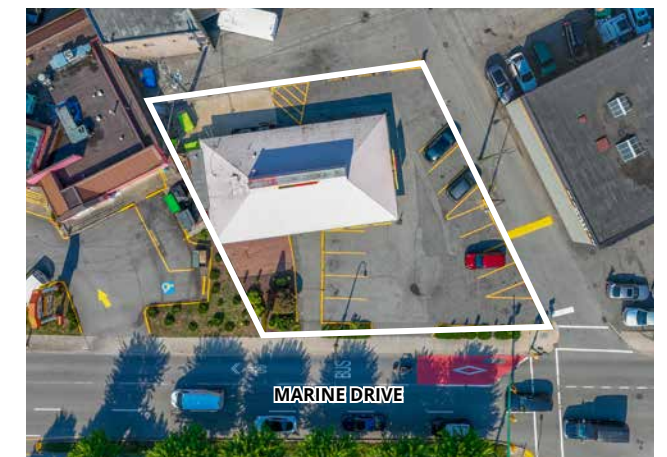
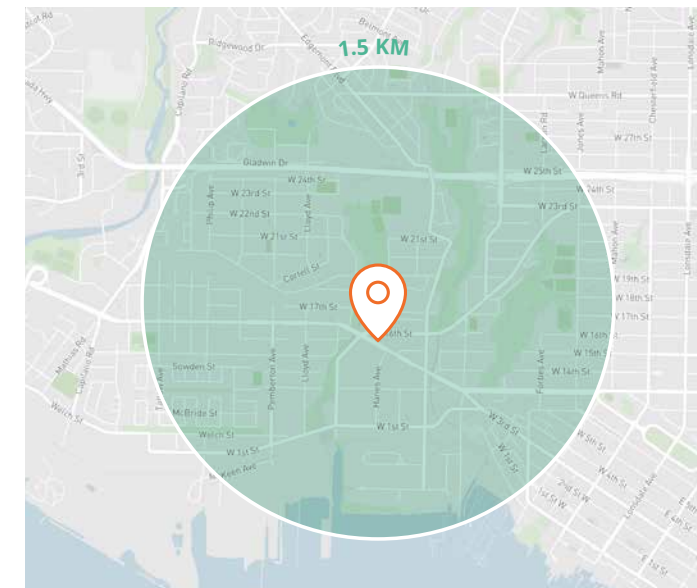
\$44.35 per square foot per annum

### AVAILABILITY

Immediate

## Building features

-  Excellent exposure to the busy Marine Drive
-  Central North Vancouver location
-  Excellent signage opportunity
-  Twelve (12) designated parking stalls



**22,565**  
POPULATION  
(2025 ESTIMATE)

**\$124,286**  
AVERAGE HOUSEHOLD  
INCOME

**40**  
MEDIAN AGE

**32,464**  
AVERAGE DAILY VEHICLE  
TRAFFIC



Lower Lonsdale

North Harbour Community

North Shore Auto Mall

**Subject Property**

Capilano Square

Walmart

Capilano Mall

MARINE DRIVE

### Drive times

Highway #1	5 minutes
Lonsdale Quay	5 minutes
Lions Gate Bridge	5 minutes
Second Narrows Bridge	10 minutes
Downtown Vancouver	20 minutes

### Contact for more information

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