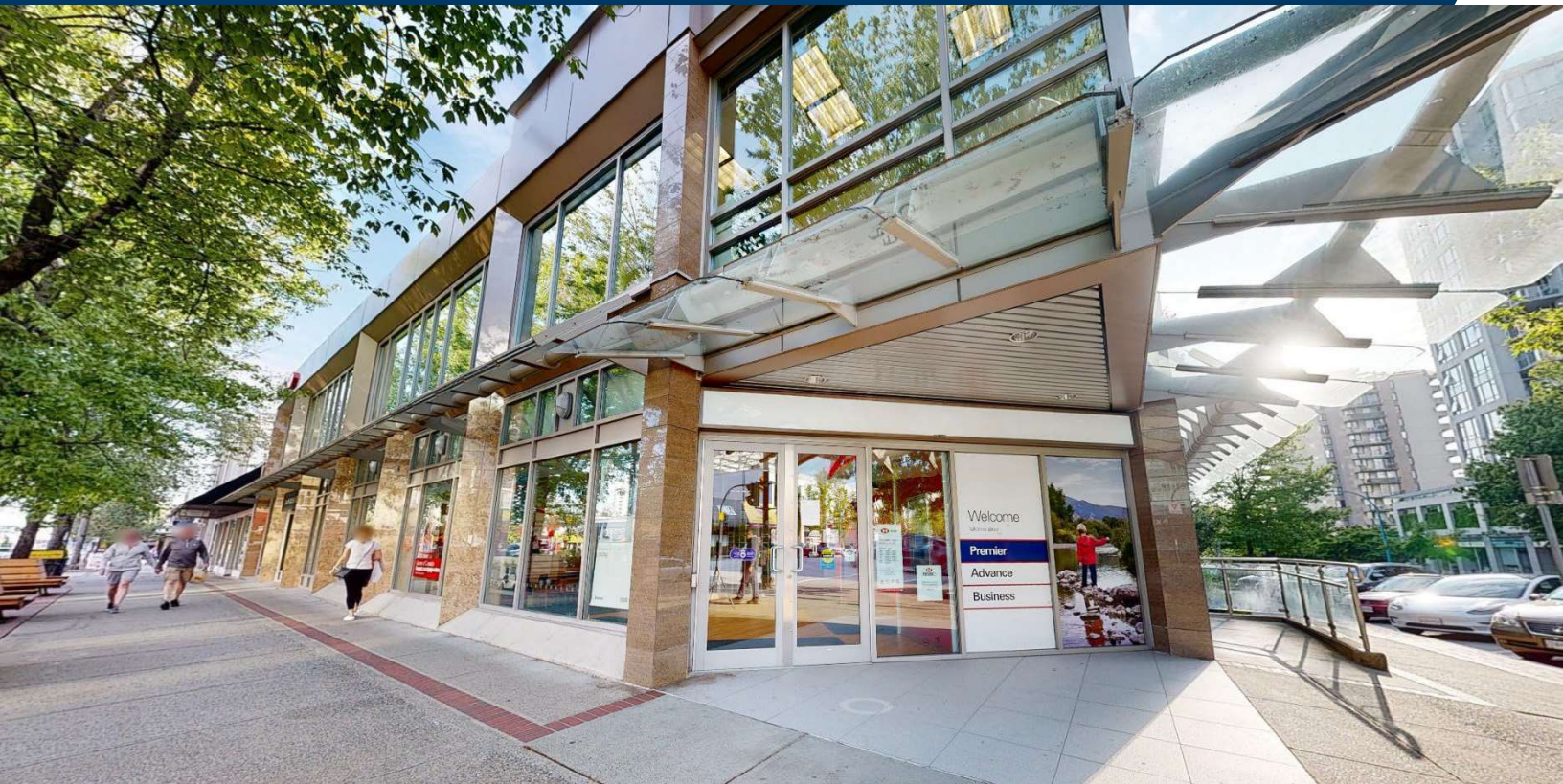


# 1577 Lonsdale Avenue

North Vancouver, BC

9,242 SF Retail/Office Space Available for Sublease or Assignment  
(Former Bank Branch)



Banking client has undertaken a comprehensive analysis of its retail network and has flagged that there is excess market coverage in certain retail nodes. This excess market coverage has allowed the Bank the opportunity to bring prime real estate space to market for sublease or assignment.

## Surrounding Retailers

Loblaws City Market	Sherwin Williams Paints
Whole Foods	BCAA
Tim Hortons	BMO
London Drugs	Vancity
Fresh Slice Pizza	CIBC
Starbucks	JJ Bean Coffee
Northshore Drug Store	Browns Socialhouse

## For More Information

**CRAIG HAZIZA**  
Vice President  
Retail Sales & Leasing  
Cushman & Wakefield ULC  
D: 604-640-5891  
M: 604 831 2823  
[craig.haziza@ca.cushwake.com](mailto:craig.haziza@ca.cushwake.com)

**JOHN CROMBIE, BROKER**  
Executive Managing Director,  
Retail Services  
D: 416 359-2720  
[john.crombie@cushwake.com](mailto:john.crombie@cushwake.com)  
161 Bay Street, Suite 1500  
Toronto, ON M5J 2S1

# 1577 Lonsdale Avenue



North Vancouver, BC

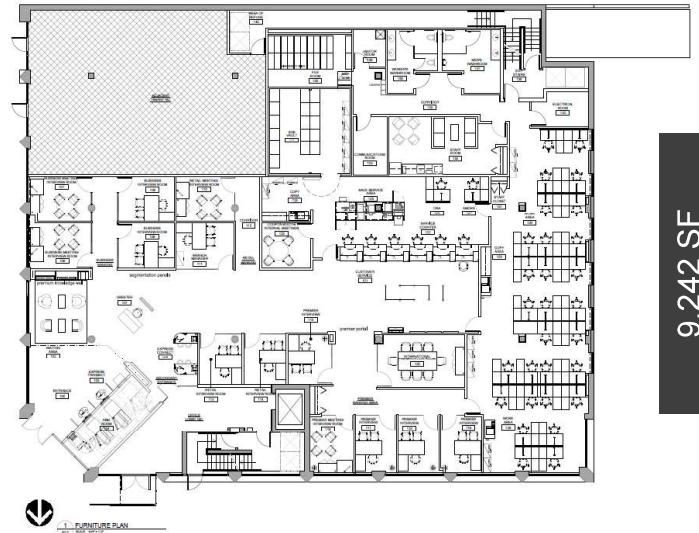
9,242 SF Retail/Office Space Available for Sublease or Assignment (Former Bank Branch)



[Click here for 3D Property Tour](#)

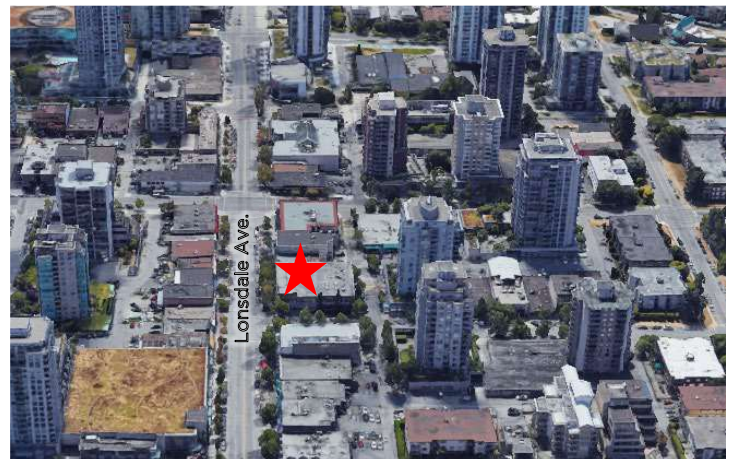
## SITE DETAILS

Area:	9,242 SF
Asking Net:	Call Listing Agent
Operating CAM Costs:	\$18.73 per SF
Sublease Term:	October 31, 2027



## PROPERTY HIGHLIGHTS

- The property is a low-rise retail & office building situated on the corner of 16<sup>th</sup> Street & Lonsdale Ave.
- Located in sought after Central Lonsdale neighborhood
- Good street parking
- Densely populated area
- Property is easily accessible with quick access to public transit
- Minutes away from both Lonsdale Quay and Highway 1



## Demographics



**Avg. Household Income**  
\$124,580



**Household Population**  
50,236



**Daytime Population**  
38,579