

**AVISON
YOUNG**

For Sale

1598 Pemberton Avenue
North Vancouver, BC



First time on the market: Exceptional opportunity for investors, developers and business owners looking to establish or expand their presence in the vibrant community of Norgate.

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Property details

ADDRESS

1598 Pemberton Avenue, North Vancouver, BC

PID

010-108-335

SITE AREA

9,600 sf (120' deep x 80' width)

YEAR BUILT

1969

EXISTING BUILDING SIZE (AS PER OWNERSHIP)

3,366 sf

PARKING AREA

5,890 sf (estimated)
20 designated parking stalls*
**approximate*

PROPERTY TAX (2023)

\$47,764.18

ZONING

C-9 Marine Drive Commercial
**1.75 FSR for lots over 1,100 sq. m (11,840 sf)*

OCP FUTURE LAND USE

Commercial Residential Mixed-Use Level 1 (CRMU 1)

FLOOR SPACE RATIO (FSR)

1.75

GROSS BUILDABLE AREA

15,855 buildable sf

TENANCY

Cactus Cafe Ltd.

ENVIRONMENTAL

Clean Phase 1 Report Available (October 2023)

LEASE TERM & INCOME

Please contact listing agents

PURCHASE PRICE

Please contact listing agents

Opportunity

Avison Young is pleased to present, for the first time on the market, the opportunity to purchase a historical, meticulously maintained and operated, free-standing, C-9 zoned commercial building with excellent street exposure of 120 feet on West 16th Street and 80 feet on Pemberton Avenue, in the District of North Vancouver. This exceptional opportunity presents developers, owner-operator's and investors with the opportunity to acquire one of North Vancouver's most recognizable and historical properties.

The property is rectangular-shaped and improved with a single storey commercial building, currently operated as a restaurant, totaling approximately 3,366 sf on 9,600 sf of land and can be accessed by 3 points of access-egress via 16th, Pemberton and the lane at the rear.

The property is currently tenanted by the premium casual restaurant group, Cactus Club Cafe, providing a AAA tenancy since 1988.

Historical significance of 1598 Pemberton Avenue

In the year 1988, the inaugural Cactus Club Café was unveiled right here, at 1598 Pemberton Avenue, which would forever shape the culinary landscape of North Vancouver, British Columbia. It's a place where flavours and memories have been crafted and North Vancouver residents and visitors alike have gathered to savour exceptional cuisine in a welcoming and unpretentious atmosphere.



VIEW MORE
IMAGES



Key location highlights



PRIME NORTH VANCOUVER LOCATION

Situated in the heart of North Vancouver, 1598 Pemberton Avenue benefits from its proximity to the thriving Lower Lonsdale district and the burgeoning business community along Pemberton Avenue and Marine Drive.



ACCESSIBILITY

The property enjoys excellent access to major transportation routes, including Marine Drive, Highway 1 and the Lions Gate Bridge, ensuring convenient connectivity to downtown Vancouver, West Vancouver, and beyond.



HIGH VISIBILITY

Boasting a prominent street frontage, this corner property offers unparalleled exposure to both vehicle and pedestrian traffic, making it an excellent choice for businesses seeking to increase their brand visibility.



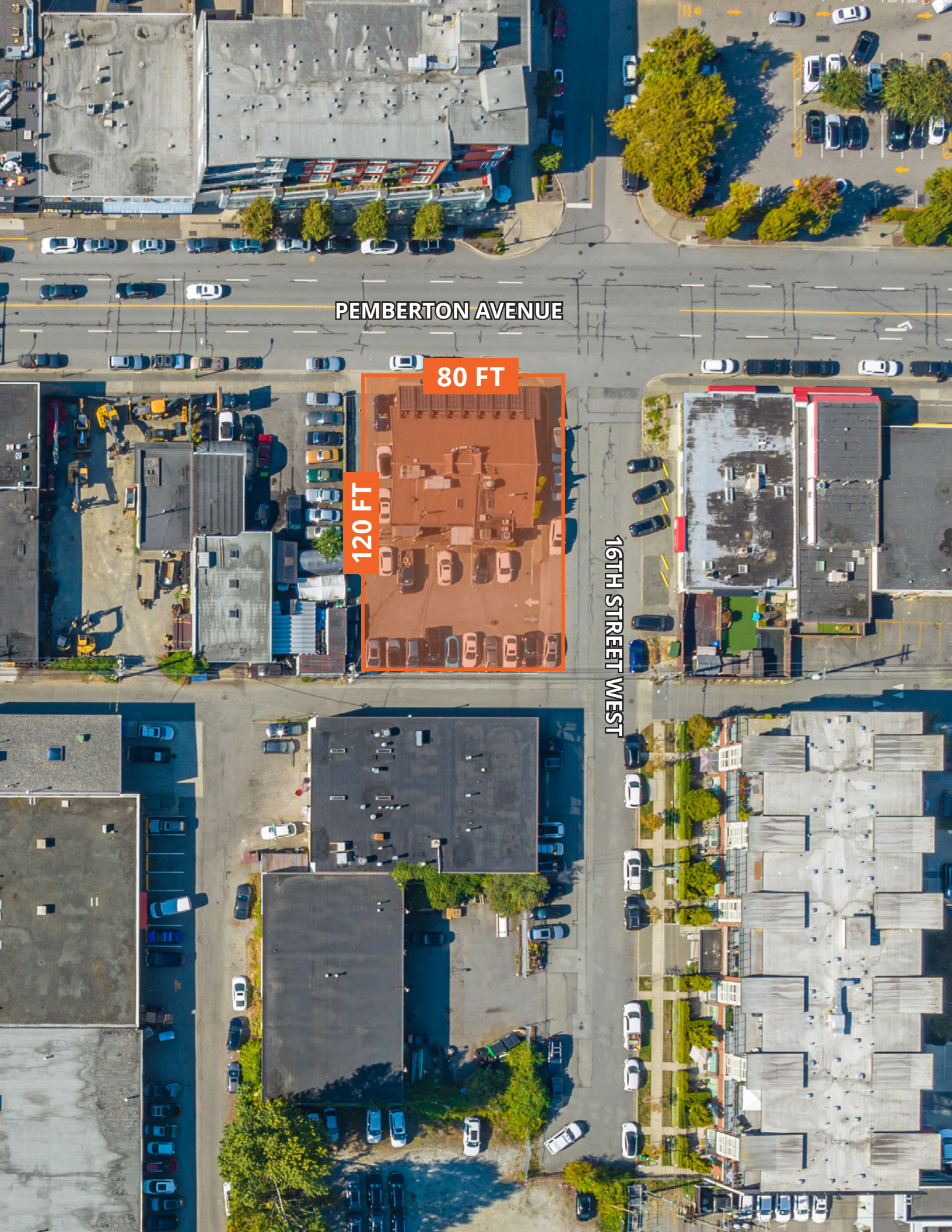
SURROUNDED BY AMENITIES

Within a short walking distance, you'll find an array of amenities, including restaurants, cafes, banks, fitness centers, a local daycare, and retail shops directly on Pemberton Avenue and Marine Drive. The nearby Lonsdale Quay Market adds a dynamic element to the neighborhood being just a short drive away.



DEMOGRAPHIC DIVERSITY

North Vancouver attracts a diverse and affluent population, making it an attractive location for businesses seeking to tap into a wide customer base.



Location

The Subject Property is located in the heart of the Norgate/Pemberton neighbourhood within the District of North Vancouver, with direct exposure onto West 16th Street and Pemberton Avenue. The property sits within walking distance to a variety of shops and services, including Beva Brewing, Bridge Brewing, Douce Diner, Cloverdale Paint, Capliano Volkswagen, Shaw Cable, Country Furniture, National Car Rental, Kirmac Collision, McDonald's, White Spot and Starbucks.

The Property sits one block south of Marine Drive, a major east-west connector route from West Vancouver to North Vancouver. Vancouver International Airport is a 40-minute drive, Downtown Vancouver is a 10-minute ferry via Lions Gate Bridge or a 20-minute Seabus drive via Lonsdale Quay. The immediate area surrounding the property and along Marine Drive is seeing significant mid rise developments along with excellent retail and industrial service uses activity along Pemberton Avenue.

Development potential

COMMERCIAL RESIDENTIAL MIXED-USE LEVEL 1

Areas designated for commercial residential mixed-use level 1 are intended predominantly for general commercial purposes, such as retail, service and offices throughout the District. Residential uses above commercial uses at street level are generally encouraged. Development in this designation is permitted up to 1.75 FSR.

DISTRICT OF NORTH VANCOUVER'S LAND USE PLAN



Amenities

FOOD AND BEVERAGE

- 1. Farsi Food
- 2. C-Lovers Fish & Chips
- 3. Capilano Sushi
- 4. Bean Around The World Coffees - Pemberton
- 5. Douce Diner
- 6. McDonald's
- 7. Cactus Club Cafe North Vancouver (located at the Subject Property)

- 8. The Workshop Vegetarian Café
- 9. Rene Rey Swiss Chocolates LTD
- 10. Domino's Pizza
- 11. Safari Pizza & Breakfast
- 12. Starbucks
- 13. Bridge Brewing Company
- 14. BEVA Brewing
- 15. Cornelia Fine Tacos

GROCERY

- 1. Afra Bakery
- 2. Save-On-Foods
- 3. Saman Bakery

BANKS

- 1. TD Canada Trust Branch and ATM
- 2. BMO Bank of Montreal

SCHOOL/DAYCARE

- 1. Norgate Elementary Community School
- 2. Smiling Stars Daycare

EVERY DAY AMENITIES

- 1. Planet Fitness
- 2. Northshore Medical Clinic
- 3. Shell

Drive times

Trans-Canada Hwy	5 minutes
Lions Gate Bridge	6 minutes
Downtown Vancouver	15 minutes
YVR Airport	42 minutes

 **94**

VERY BIKEABLE
Daily errands can be accomplished on a bike

 **74**

VERY WALKABLE
Most errands can be accomplished on foot





Contact us for more information

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