



For Sublease

2580 Capilano Road
North Vancouver, BC
Multi-level commercial space
with excellent Highway 1
accessibility

Jack Voykin*

Vice President
604 318 7213
jack.voykin@jll.com

Marga Chan

Associate
604 998 6130
marga.chan@jll.com

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*Personal Real Estate Corporation



Property Highlights



Excellent exposure with direct access off Highway 1



Diverse demographic profile supporting a variety of commercial establishments.



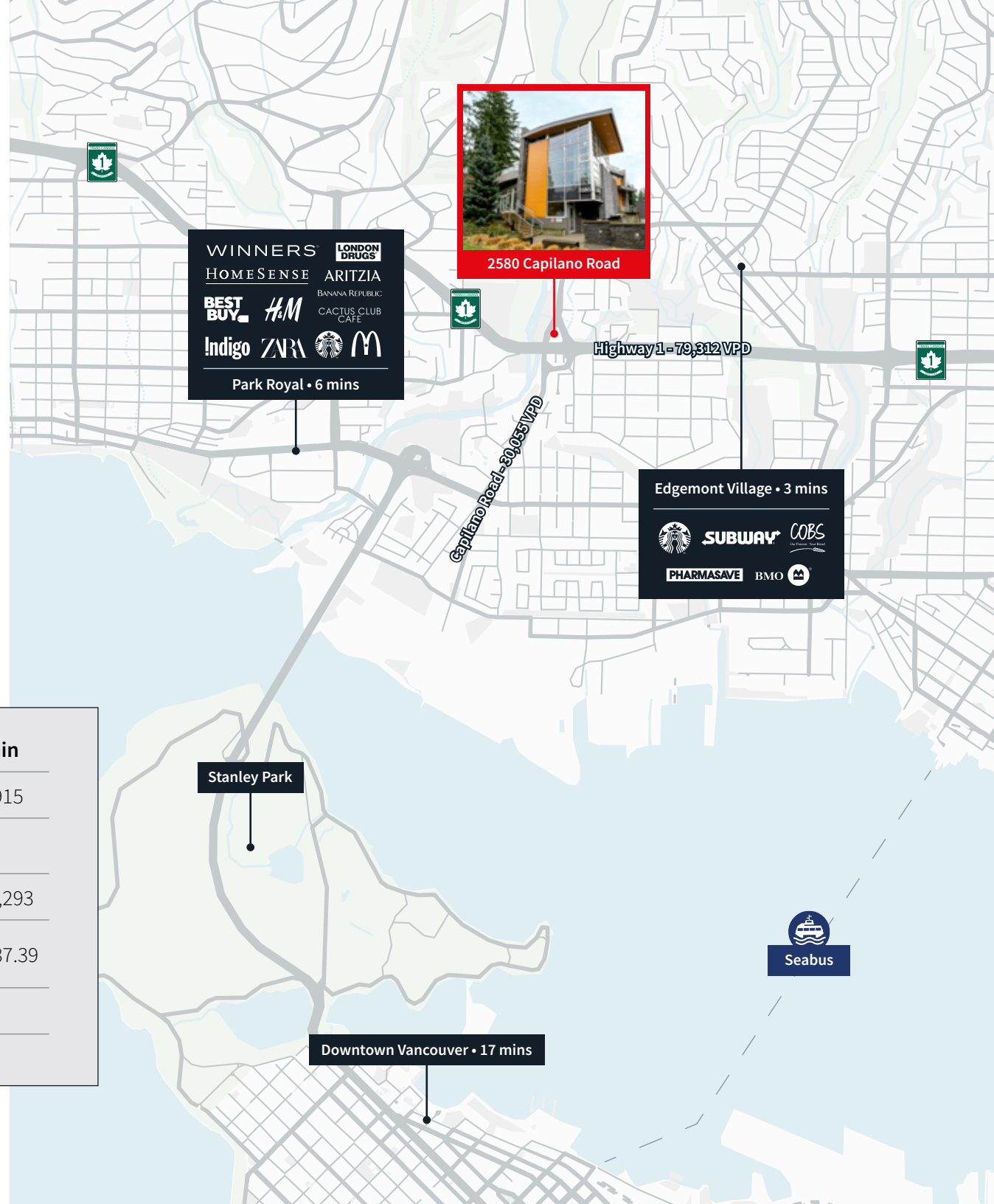
Ample secured and surface parking onsite.



C-3 zoning, well-suited for a variety of users including veterinary, medical, education, or recreational.

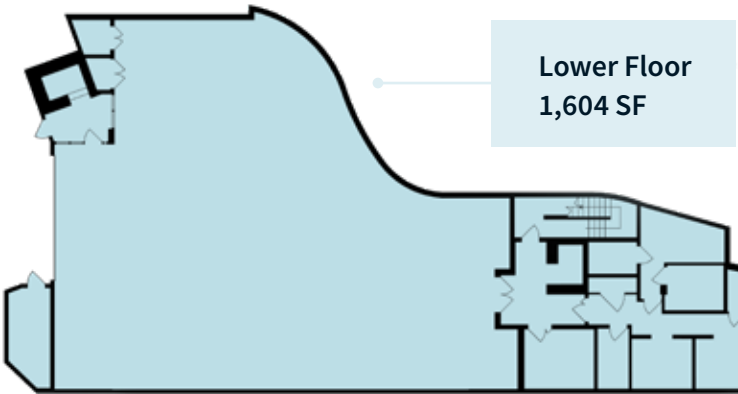
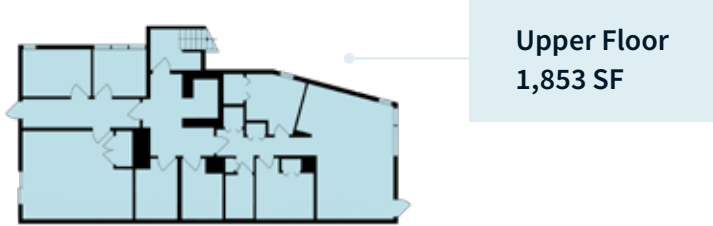
Demographics	5 min	10 min	15 min
Total population	31,962	144,673	237,915
Growth rate (prev. 5 yrs)	6.4%	4.2%	3.9%
Avg household income	\$220,396	\$193,112	\$182,293
Healthcare expenditure (Avg per household)	\$4,791.27	\$4,425.82	\$4,087.39
Median Age	43.9	43.6	42.1

Source: Environics, 2026

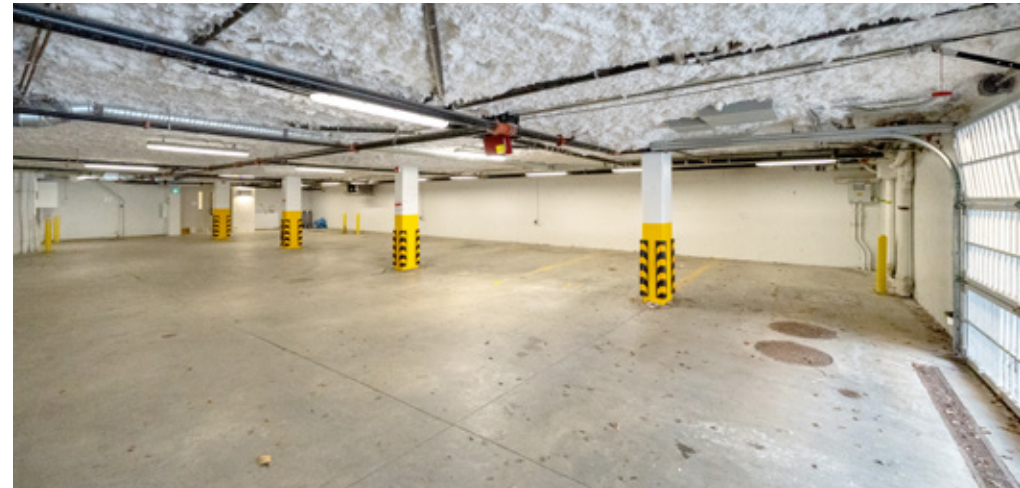


Salient Details

Location:	2580 Capilano Road North Vancouver, BC
Zoning:	C-3
Size:	Upper Floor: 1,853 SF Main Floor: 6,004 SF Lower Floor: 1,604 SF Total: 9,461 SF Rentable: 9,643 SF
Year Built:	2018
Term:	Expires Nov. 30, 2030 with 4 x 5 year option
Parking:	16 stalls
Base Rent:	Contact Listing Broker
Additional Rent:	\$27.49 PSF (2026)
Timing:	Immediate







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