

**AVISON
YOUNG**

For Lease

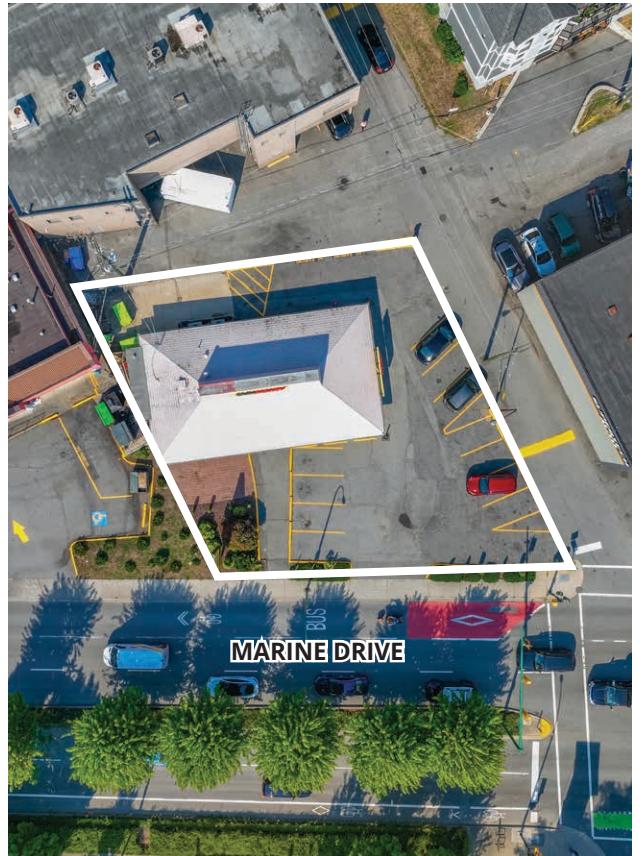
906 Marine Drive
North Vancouver, BC



High-exposure commercial building
with ample parking located directly
across from Capilano Mall

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Opportunity

Avion Young is pleased to present the rare opportunity to lease a high-exposure commercial building prominently located along the Marine Drive corridor in North Vancouver. The property offers a central location with prominent signage, expansive Marine Drive frontage, and abundant on-site parking, well-suited for a wide range of retail and service businesses.

Location

906 Marine Drive is centrally positioned on the Marine Drive corridor, one of the North Shore's highest traffic arterials. The property sits within a major retail node anchored by Capilano Mall and nearby national retailers including Walmart, complemented by a broad mix of restaurants, cafes, banks, and daily services. It benefits from constant vehicle and pedestrian activity, convenient access to Highway 1, Lions Gate Bridge, and frequent transit service along Marine Drive. Dense surrounding residential neighbourhoods and nearby employment areas provide a strong customer base and workforce.

Building features

- High-exposure Marine Drive frontage
- Central North Vancouver location
- Prominent signage opportunity
- Proximity to transit
- Twelve (12) surface parking stalls



Property details

ADDRESS
906 Marine Drive, North Vancouver, BC

BUILDING SIZE
1,891 sf

LOT SIZE
9,452 sf

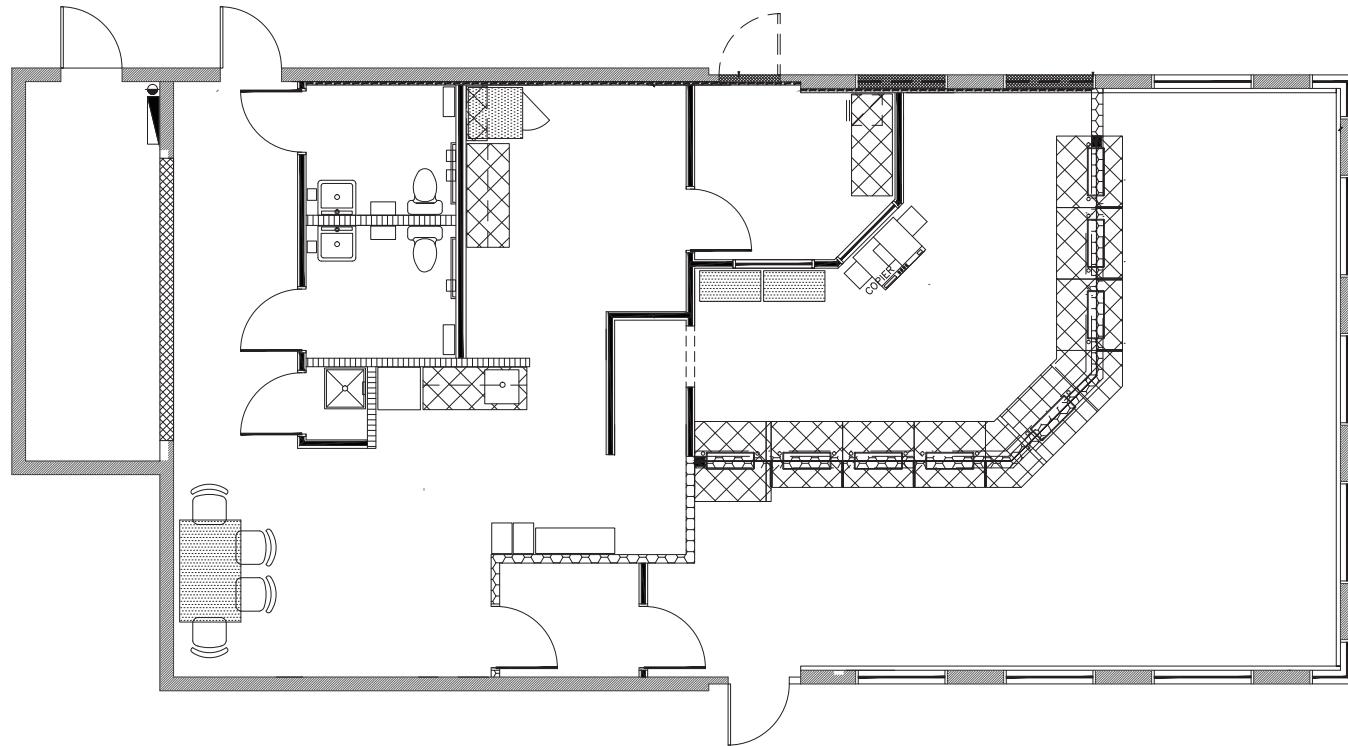
ZONING
CS-1 (Service Commercial)

BASIC RENT
Contact listing agents

ADDITIONAL RENT
\$44.52 psf/annum (2025 estimate)

AVAILABILITY
January 1, 2026

Floorplan





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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