



1012-1060 Deep Cove Rd | 4260-4266 Mt Seymour Pkwy North Vancouver, BC

For Sale

High Exposure North Shore Retail Centre on Prominent Corner

Corner site in North Vancouver's Deep Cove Neighbourhood with solid cash flow and mixed-use development potential up to 1.75 FSR.

Casey Weeks

Personal Real Estate Corporation
Executive Vice President
+1 604 661 0811
Casey.Weeks@colliers.com

Morgan Iannone

Personal Real Estate Corporation
Executive Vice President
+1 604 562 0568
Morgan.Iannone@colliers.com

Madison Bourgeois

Licensed
Transaction Manager
+1 780 969 3000
madison.bourgeois@colliers.com

IW Investment & Land Sales Group

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SALIENT FACTS

Civic Address	1012-1060 Deep Cove Road & 4260-4266 Mount Seymour Parkway North Vancouver, BC
PIDS	018-858-481; 003-055-973; 010-649-221
Site Area	34,682 SF
Leasable Area	18,478 SF
Parking Stalls	35
Zoning	VC-DC & C6
OCP Designation	Commercial Residential Mixed Use Level 1
Density	1.75 FSR
Buildable SF	60,694 SF
Ownership	Held in bare trust
NOI	\$667,896 (2026)
Occupancy	Fully Leased
Cap Rate	4.5%
Asking Price	\$14,780,000.00

THE OPPORTUNITY

This property presents a rare opportunity to acquire a stabilized, income-producing retail property in one of North Vancouver’s most desirable and lifestyle-rich communities. With a strong in-place rent roll and future development potential, this asset offers a compelling combination of security and upside for investors.



INVESTMENT HIGHLIGHTS



Stable Income with Future Flexibility

The property is anchored by a diverse mix of tenants on long-term leases, providing secure and predictable cash flow. All leases include demolition clauses, offering flexibility for future redevelopment or intensification of the site while minimizing potential tenant holdover risks.



Extensive Renovations and Turnkey Condition

Between 2021 and 2023, the property underwent substantial capital upgrades, including exterior and interior improvements, mechanical updates, and façade enhancements. These renovations reduce near-term capital expenditure requirements and enhance curb appeal, making the asset truly turnkey for investors.



Highly Accessible, Amenity-Rich Location

Ideally located in Deep Cove, the property is within close proximity to a wide array of community amenities. Several public schools - including Seycove Secondary and Cove Cliff Elementary - are located nearby, along with local parks, recreational trails, and the waterfront. The site is also easily accessible by public transit and arterial roads, offering seamless connectivity to the rest of Metro Vancouver.



35 Surface-Level Parking Stalls

With 35 on-site surface parking stalls, the property offers abundant customer convenience. The ample parking supports high tenant retention and enhances customer traffic.



Scenic Setting with Panoramic Views

Set against the backdrop of Indian Arm and the surrounding North Shore mountains, the property benefits from a naturally stunning location that attracts both residents and visitors alike. The panoramic views contribute to the area’s strong foot traffic and make it a destination for lifestyle-focused retail.

TENANCY SUMMARY

Address	Tenant	Unit Size (SF)
4266 Mt Seymour Pkwy	Childcare	1,345
1012-1026 Deep Cove Rd	Childcare	7,930
1046 Deep Cove Rd	Deep Cove Music Entertainment Inc.	1,626
1048 Deep Cove Rd	IRL Construction	1,496
1060 Deep Cove Rd	The Raven Pub (To be replaced by Il Corvo)	6,081



Il Corvo is a casual Italian restaurant slated to replace The Raven Pub at 1046 Deep Cove Road. The official opening date has not been announced, but they are targeting a **2025 open**. Positioned as a neighbourhood restaurant, Il Corvo plans to deliver seasonal small plates, comforting mains, handmade pastas, and a curated drink menu - all in a friendly, inclusive setting.

AREA DEMOGRAPHICS (5 KM RADIUS)



Average Household Income
2029

\$204,778



Average Total Expenditure
2024

\$202,129



Population
2029

50,630



Annual Population Growth
2024-2034

15.6%

LOCATION

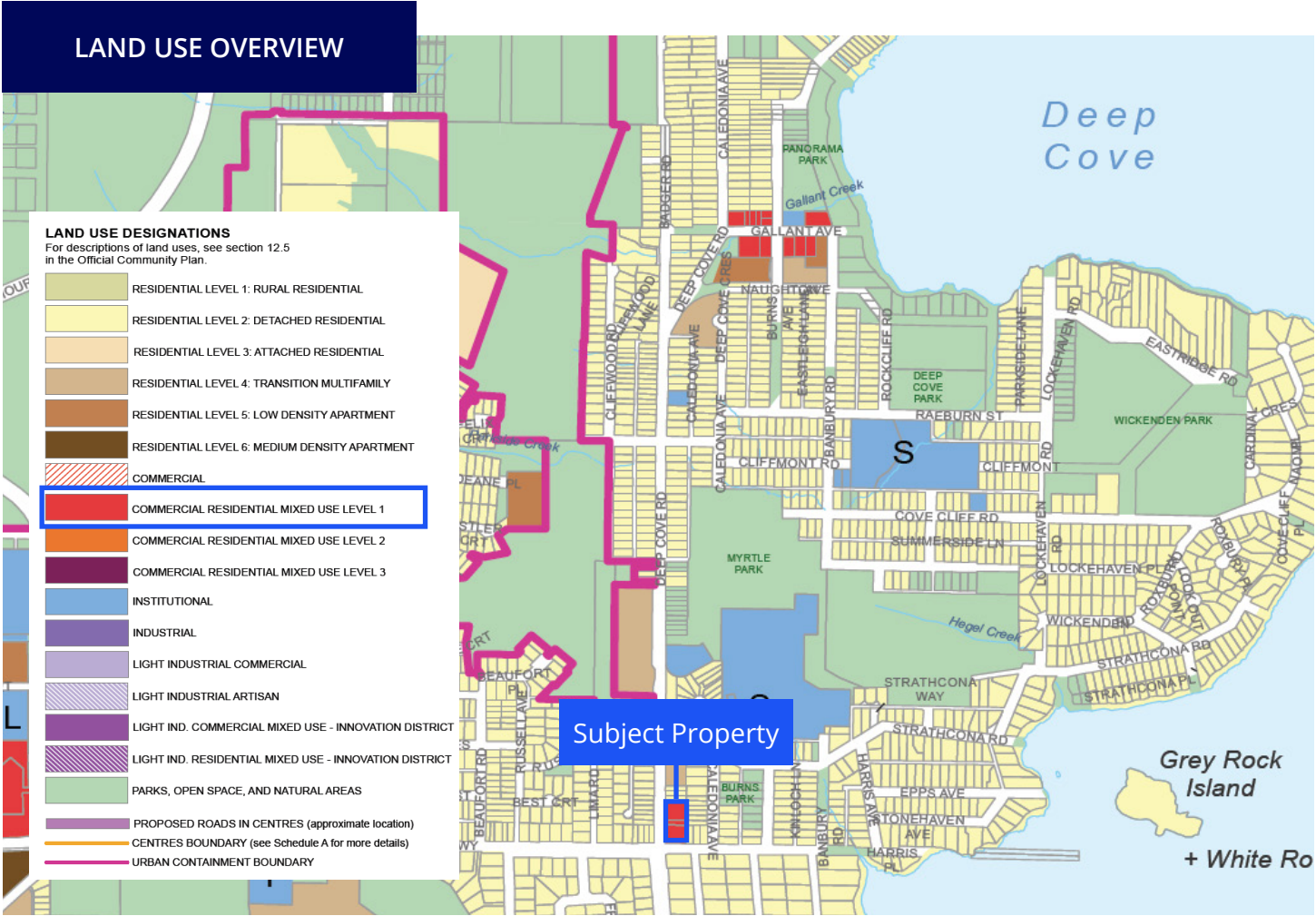


Positioned along a high-exposure corridor at the entrance to Deep Cove, this property offers investors an opportunity to acquire retail property in one of North Vancouver’s most sought-after and uniquely positioned communities. While just 13.5 km from Downtown Vancouver and 22 km from Vancouver International Airport, Deep Cove feels distinctly removed from the urban core, set against a backdrop of mountains, forest, and waterfront.

This highly trafficked location benefits from consistent local and tourist demand, driven by Deep Cove’s reputation as a year-round destination for outdoor recreation including hiking, kayaking, and paddle boarding. The surrounding neighbourhood features a walkable village atmosphere with a mix of local retailers, cafes, and restaurants, complemented by nearby grocery-anchored shopping centres and community services.

The property is well-connected to the broader Metro Vancouver area via the Trans-Canada Highway and major arterial routes, with strong transit accessibility. The area also draws stable long-term demand from nearby schools (Seycove Secondary and Cove Cliff Elementary) and growing residential density in the surrounding catchment.





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 approximately 1.75 FSR.

C6 - Public House Commercial Zone

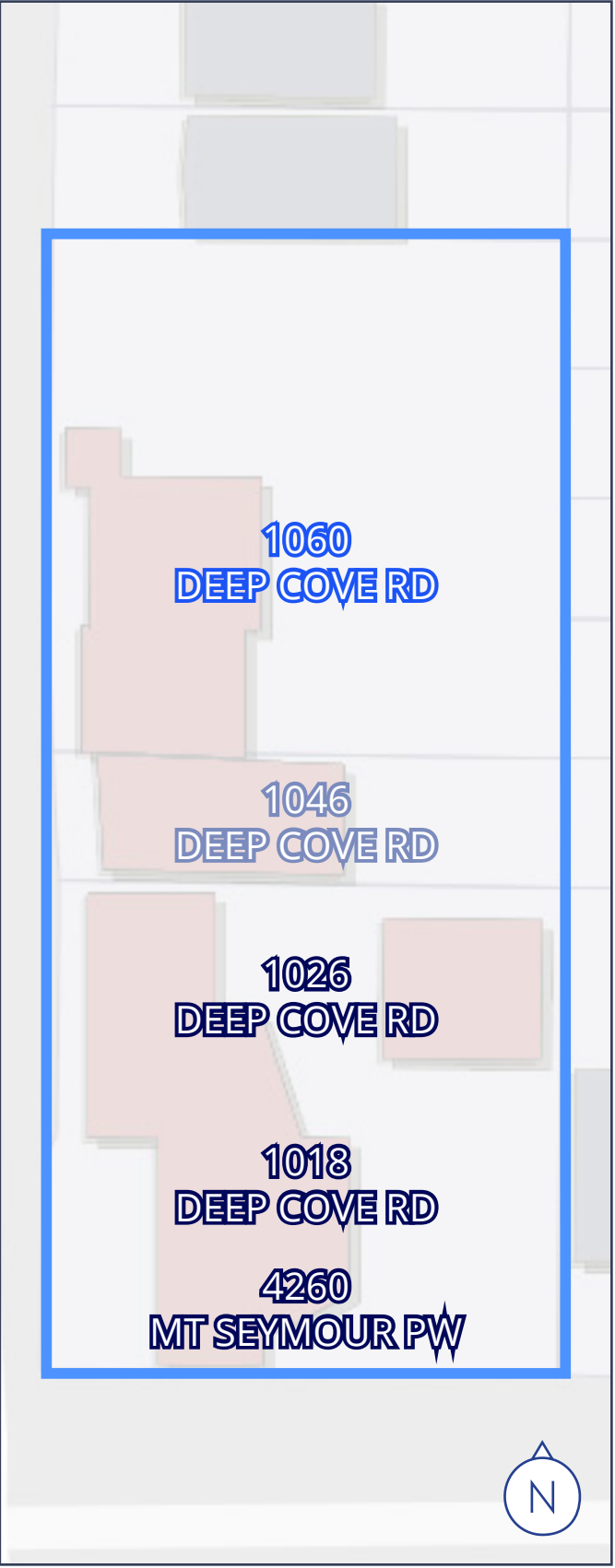
The intent of the C6 Zone is to provide sites for sites for the consumption of alcoholic beverages as a principal use.

- **Height:** Buildings and structures in the C6 Zone shall not exceed a height of 12m (40 ft.);
- **Building Coverage:** Buildings and structures in the C6 Zone shall not exceed a coverage of 50% of the lot area;
- **Site Coverage:** Buildings, structures, parking spaces, loading spaces, driveways and maneuvering aisles shall not exceed a coverage of 85% of the lot area;

VC-DC - Village Commercial–Deep Cove Road Zone

The intent of the Village Commercial–Deep Cove Road Zone is to accommodate mixed use commercial buildings in a village setting.

- **Height:** Buildings and structures in the VC-DC Zone shall not exceed a height of 2 storeys
- **Building Coverage:** Buildings and structures in the VC-DC Zone shall not exceed a coverage of 80% of the lot area
- **Site Coverage:** Buildings, structures, parking spaces, loading spaces, driveways and maneuvering aisles shall not exceed a coverage of 90% of the lot area;
- **Density:** 1.2 FSR



*Site dimensions are estimated



IRL Construction



IRL Construction



Deep Cove Music



Childcare



Childcare



The Raven Pub (Il Corvo)



The Raven Pub (Il Corvo)



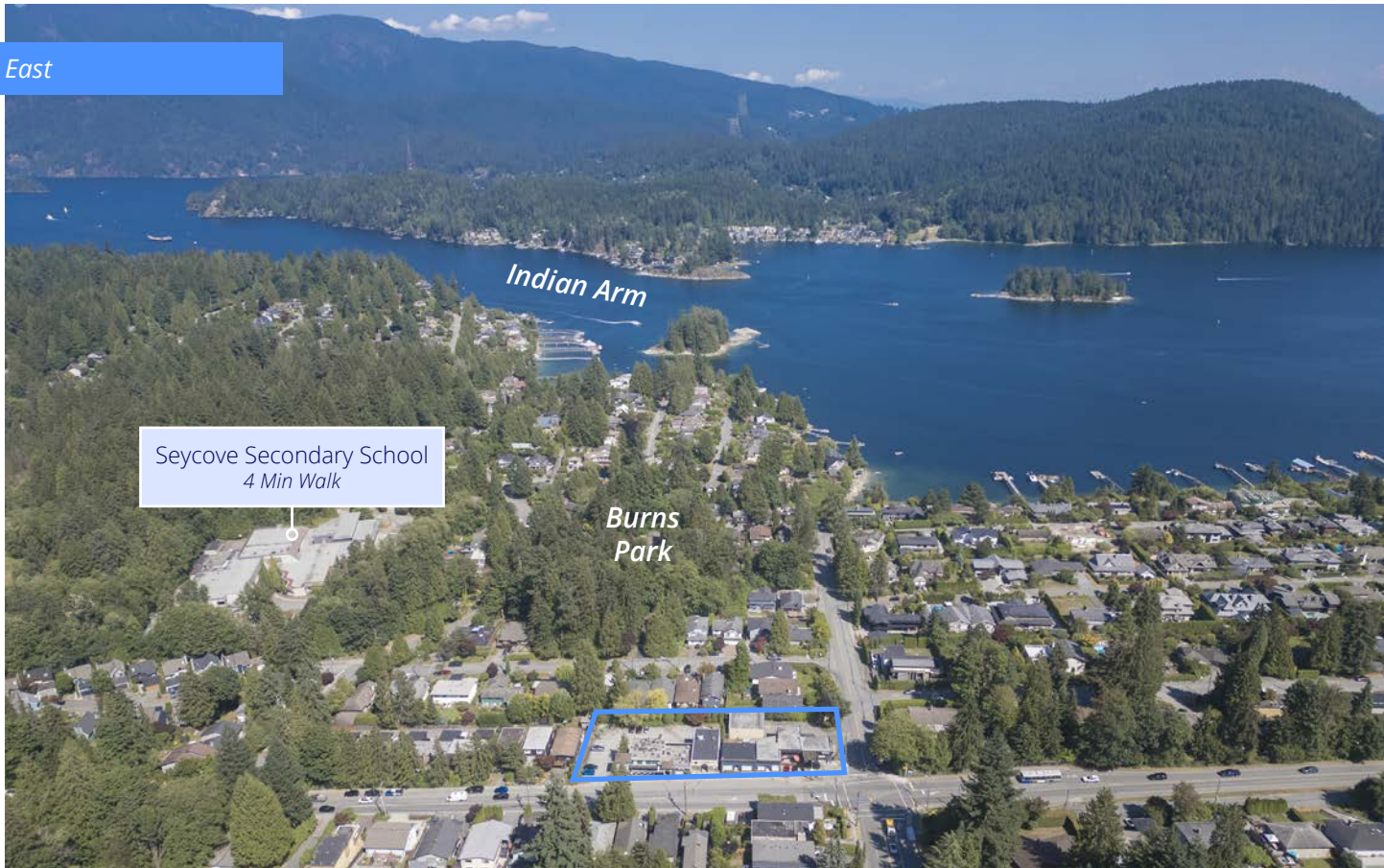
The Raven Pub (Il Corvo)

PROPERTY AERIALS

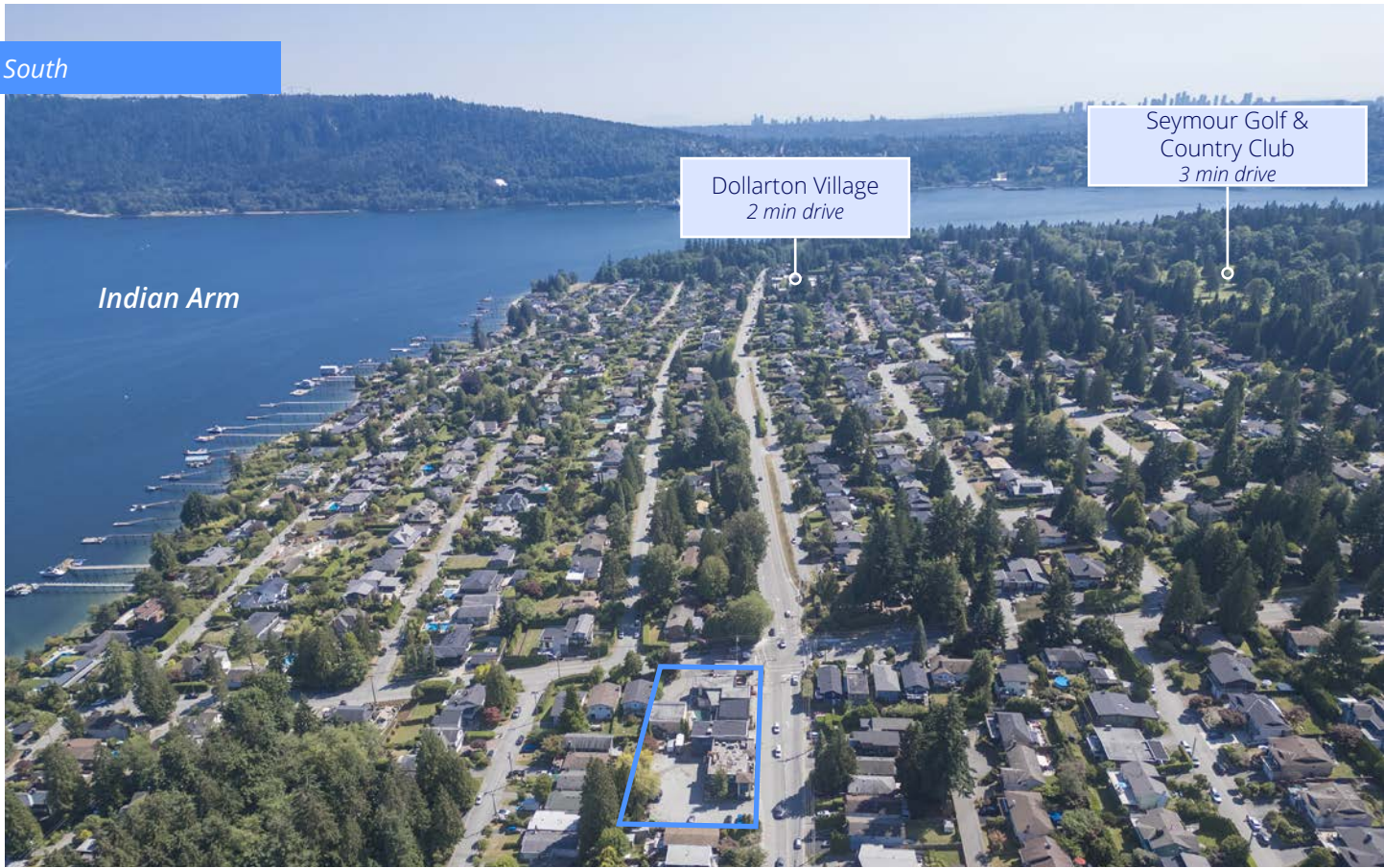
North



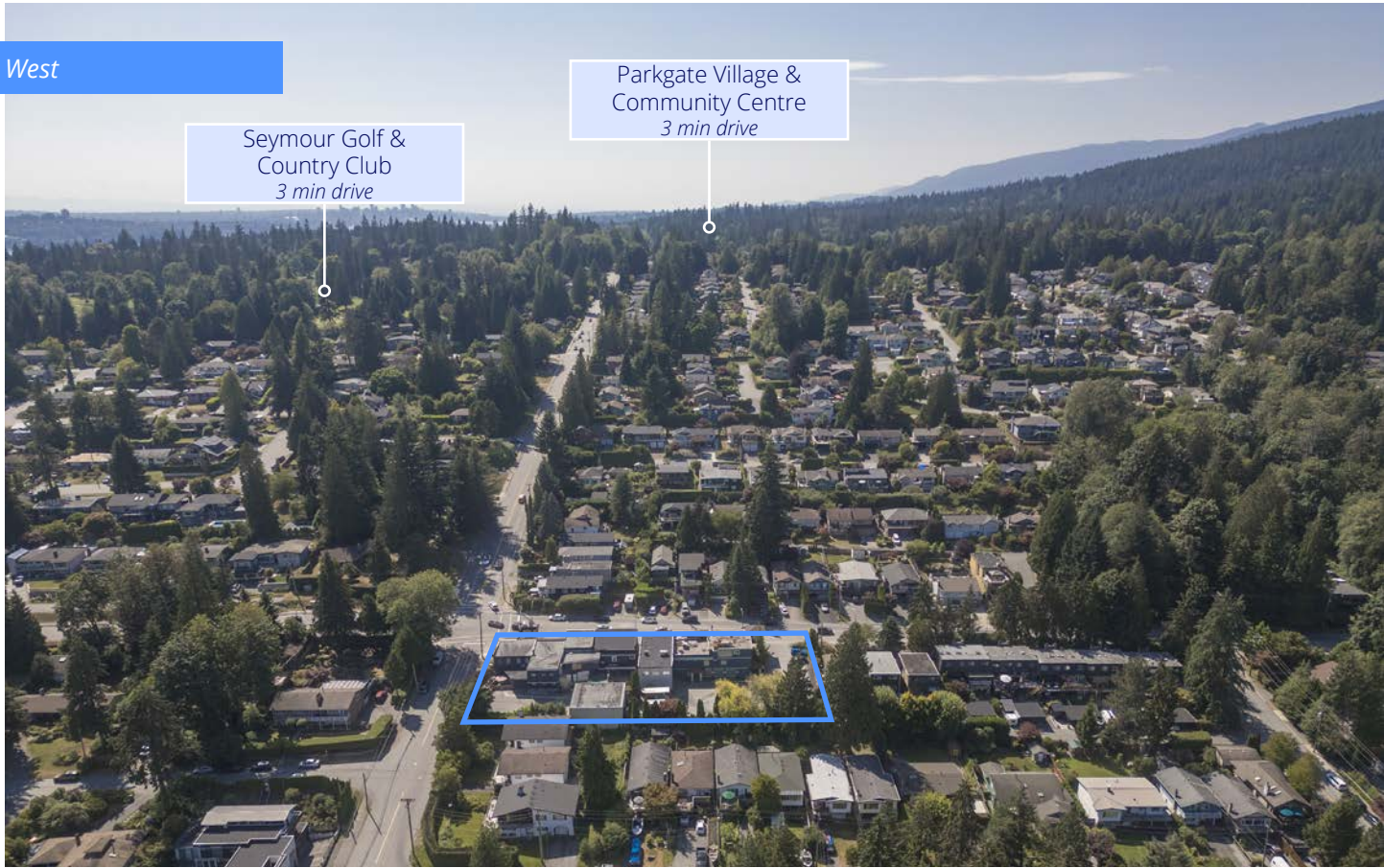
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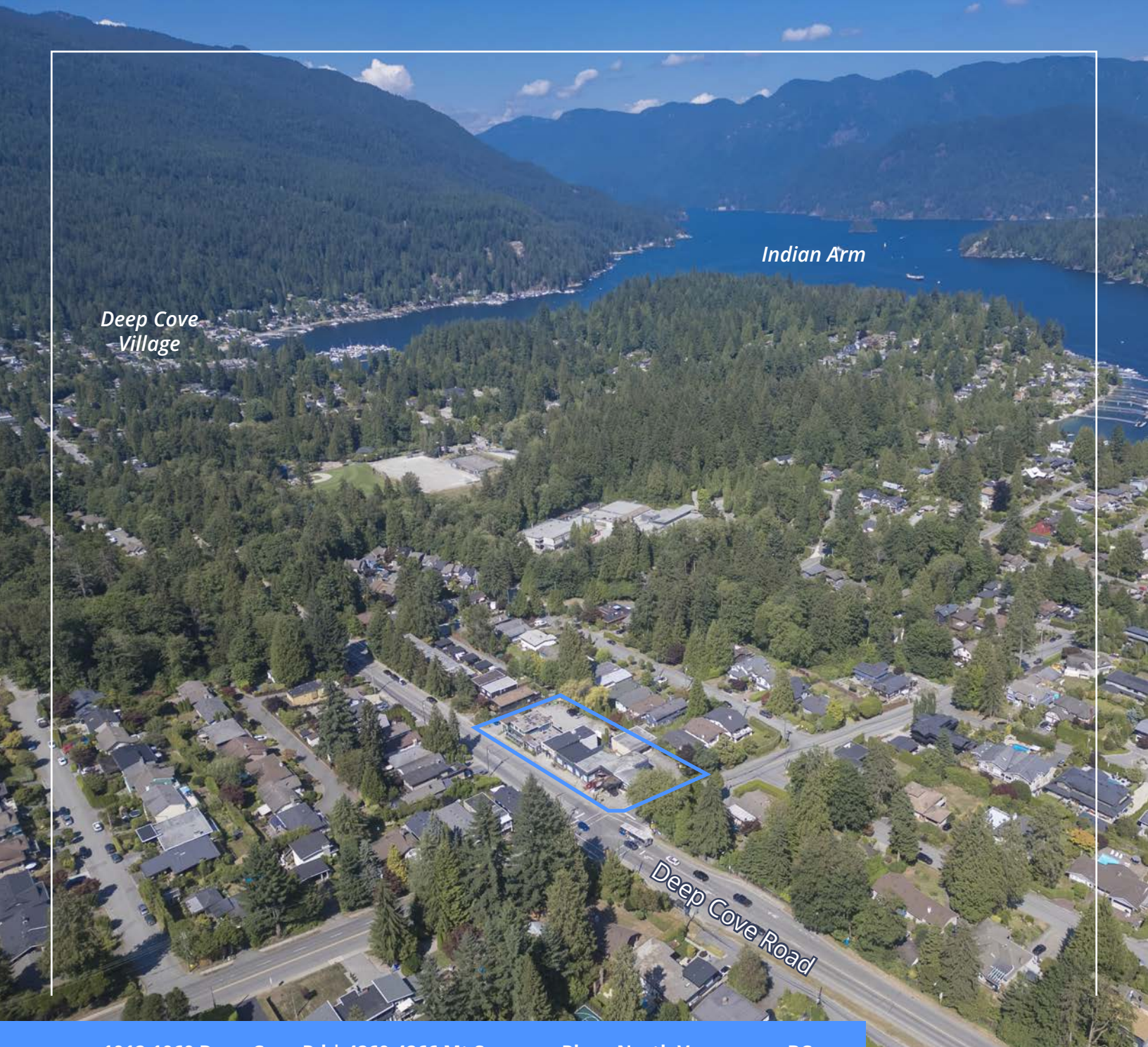


South



West





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