

**AVISON  
YOUNG**

# For Lease

**820 SW Marine Drive & 8723 Heather Street**  
Vancouver, BC



Rare 17,006 SF Freestanding  
Building with Adjacent Paved  
Parking Lot

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## Property details

### BUILDING AREA

17,006 sf

### AVAILABILITY

Upon 90 days

### ASKING BASIC RENT

Contact listing agents

### PROPERTY TAXES (2025)

820 SW Marine Drive – \$118,056.00

8723 Heather Street – \$81,792.20

### ZONING

I-2 (Industrial)

### LOADING

Two (2) grade level loading doors

### CEILING HEIGHTS

8'8" to 20'9"

## Property highlights



Rarely available freestanding building with SW Marine Drive frontage



Within 750 metres from Marine Drive Canada Line Station and South Vancouver Bus Loop



Great signage opportunity with excellent visibility along SW Marine Drive



Secured site access



Excellent access to major arterial routes

## Opportunity

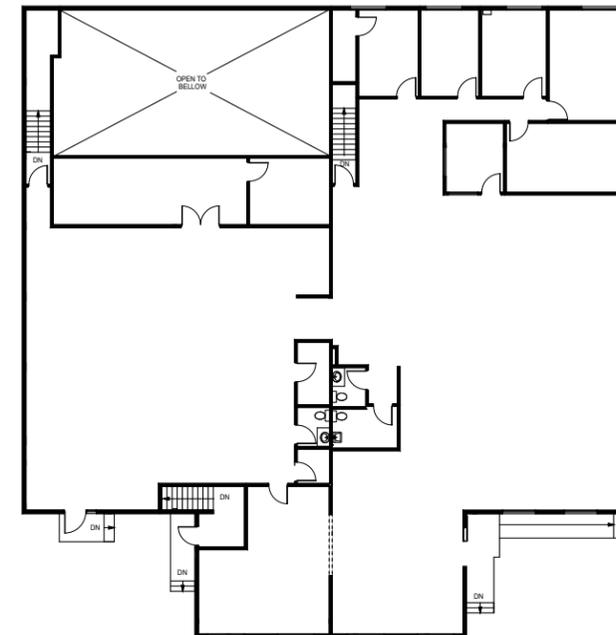
Avison Young is pleased to present the rare opportunity to lease a 17,006 sf freestanding building with an adjacent 18,100 sf paved parking lot, situated on the highly exposed corner of SW Marine Drive and Heather Street in South Vancouver. The subject property offers exceptional connectivity throughout Metro Vancouver and is just steps from the Marine Drive SkyTrain Station and the amenity-rich Marine Gateway. With over 2,200 retail businesses operating within a 5 km radius, including Oakridge Park and Lansdowne Shopping Centre, the location provides unmatched convenience and exposure.

This offering presents a unique opportunity for tenants seeking a high-exposure, transit-oriented location with ample parking, secure site access, and prominent signage potential along one of Vancouver's busiest corridors.

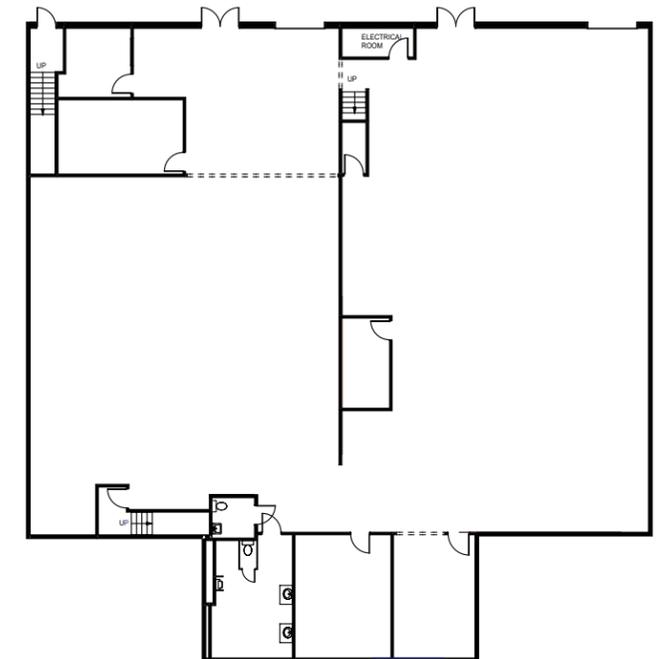


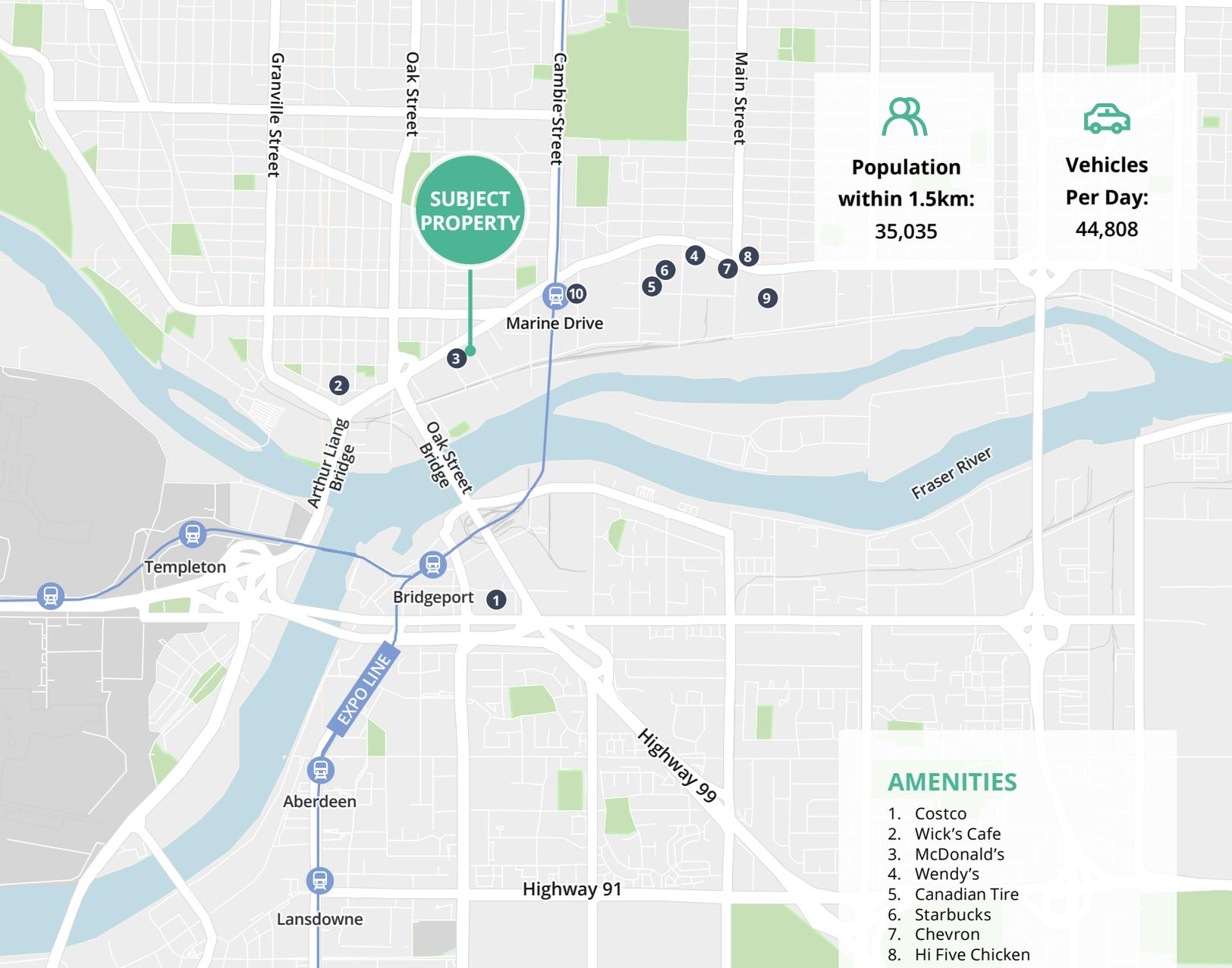
## Floorplan

Main Level (Showroom) - 7,985 SF



Lower Level (Warehouse) - 9,021 SF





**Population**  
within 1.5km:  
35,035



**Vehicles**  
Per Day:  
44,808

### AMENITIES

1. Costco
2. Wick's Cafe
3. McDonald's
4. Wendy's
5. Canadian Tire
6. Starbucks
7. Chevron
8. Hi Five Chicken
9. Superstore
10. Marine Gateway
  - o Starbucks
  - o TD
  - o BMO
  - o CIBC
  - o Shoppers Drug Mart
  - o Fitness World
  - o Cineplex
  - o T&T Supermarket
  - o Sleep Country Canada
  - o Winners
  - o A&W

### DRIVE TIMES

<b>Marine Gateway</b>	2 Minutes
<b>YVR Airport</b>	5 Minutes
<b>Lansdowne Centre</b>	10 Minutes
<b>Metrotown</b>	18 Minutes
<b>Downtown Vancouver</b>	20 Minutes



**86** **Walk Score**  
"Very Walkable"



**73** **Transit Score**  
"Excellent Transit"



**75** **Bike Score**  
"Very Bikeable"

## Contact for more information

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