



Developed By:



Central Lonsdale Strata Retail & Office Units

128 15th Street W, North Vancouver, B.C.

PRE-SALE OPPORTUNITIES WITH 2026 OCCUPANCY



Joe Genest*
Senior Vice President Investments
(604) 398-4341
JGenest@MarcusMillichap.com

Jack Allpress*
Senior Managing Director Leasing & Investments
(604) 638-1975
JAllpress@MarcusMillichap.com


Marcus & Millichap


*Personal Real Estate Corporation


OPPORTUNITY


Elle by Polygon offers a rare chance to own thoughtfully designed strata retail and office spaces in the vibrant heart of Central Lonsdale, an area known for its thriving community and growing business opportunities.

This dynamic development offers brand-new retail and office spaces, all comprised within a high-quality, mixed-use development which encompasses a 22-storey concrete tower. Located just steps away from Lonsdale and 15th, Elle by Polygon is surrounded by a rich tapestry of restaurants, boutiques and essential daily-needs retail services.


 Over 19,000 SF of premium retail and office space in Central Lonsdale's evolving commercial hub.


 Three ground floor retail CRUs ranging from 1,017 SF – 1,343 SF and zoned for cafes, beauty, fitness, and other daily needs retail services.

 Eleven second-level offices from 563 SF - 1,244 SF, ideal for various uses such as medical, accounting, law, dental, physiotherapy, chiropractic, and acupuncture.

 Prime frontage on 15th Street W, near Lonsdale Avenue (17,000+ vehicles/day), with key anchors like Loblaws City Market, Whole Foods, North Vancouver Public Library, BMO, Vancity and CIBC.

 Walking distance to Lions Gate Hospital (6 minutes) and easily accessible via public transportation.

 The Subject Site is positioned to capitalize on strong foot traffic, vehicular traffic, and a growing residential demographic.

 The Polygon family of companies is a renowned developer recognized for quality construction and design homes throughout Metro Vancouver.



PROJECT OVERVIEW

Address:	128 15th Street W. North Vancouver, B.C. (the "Subject Site")
Zoning:	CD-752 - Comprehensive Zone District 752
Commercial Parking:	One stall per unit *Additional stalls available for purchase
Loading:	1 Grade-Level Bay
Timing:	Summer 2026
Total Retail Remaining*:	1,017 SF - 1,343 SF
Total Office Remaining*:	563 SF - 1,244 SF

* See page 4 and 5 for unit configurations



Second Floor

Target uses include: medical, dental, and professional offices.

Ground Floor

Target uses include: cafe, bakeries, bistro/restaurant, pharmacy, and any other retail use that is pedestrian friendly and activates the ground floor.

PRICING | RETAIL UNITS - GROUND FLOOR

CRU	Size	Ceiling Heights	Price
1*	1,343 SF	14'-1" to 16'-8"	\$2,395,000
2*	1,017 SF	16'-3" to 17'-1"	\$2,195,000
3	SOLD		
4	1,091 SF	15'-1" to 15'-7"	\$2,195,000
5	SOLD		
6	SOLD		



PRICING | OFFICE UNITS - SECOND FLOOR

OFFICE	Size	Ceiling Heights	Price
201	970 SF	10'8" to 11'10"	\$1,168,000
203	563 SF	10' to 11'10"	\$788,000
205	1,071 SF	11'10"	\$1,178,000
207	SOLD		
209	SOLD		
211	1,244 SF	10'8"	\$1,898,000
213	745 SF	10'8"	\$1,098,000
215	931 SF	10'8"	\$1,348,000
217	745 SF	10'8" to 11'10"	\$1,098,000
219	955 SF	10'8" to 11'10"	\$1,338,000
221	1,100 SF	10'8" to 11'10"	\$1,668,000
223	672 SF	11'10"	\$1,008,000
225	660 SF	11'10"	\$998,000



15th Street West

LOCATION OVERVIEW

Central Lonsdale offers a dynamic blend of local vitality and residential charm. Home to diverse range of cafes, restaurants, boutiques, and essential services, including Loblaws City Market, Lions Gate Hospital, the upcoming brand-new Harry Jerome Community Centre, and the esteemed Centennial Theatre, Central Lonsdale illuminates an amenity rich community.

This area benefits from accessibility and convenience with easy access to Lower Lonsdale, which is home to the vibrant Shipyards District and iconic Lonsdale Quay, Brewery District, and efficient transit options, including the SeaBus, ensuring seamless access to the City of Vancouver. Central Lonsdale is experiencing attractive growth and economic expansion, becoming one of Metro Vancouver’s most desirable neighborhoods. Elle by Polygon presents a fantastic opportunity to capitalize on the growing community and economic prosperity of North Vancouver.



9.20%
POPULATION GROWTH
(2017 - 2022)*



7.10%
PROJ. POPULATION GROWTH
(2022 - 2027)*



\$105,630,37
AVG. HOUSEHOLD INCOME



97
WALK SCORE



86
BIKE SCORE



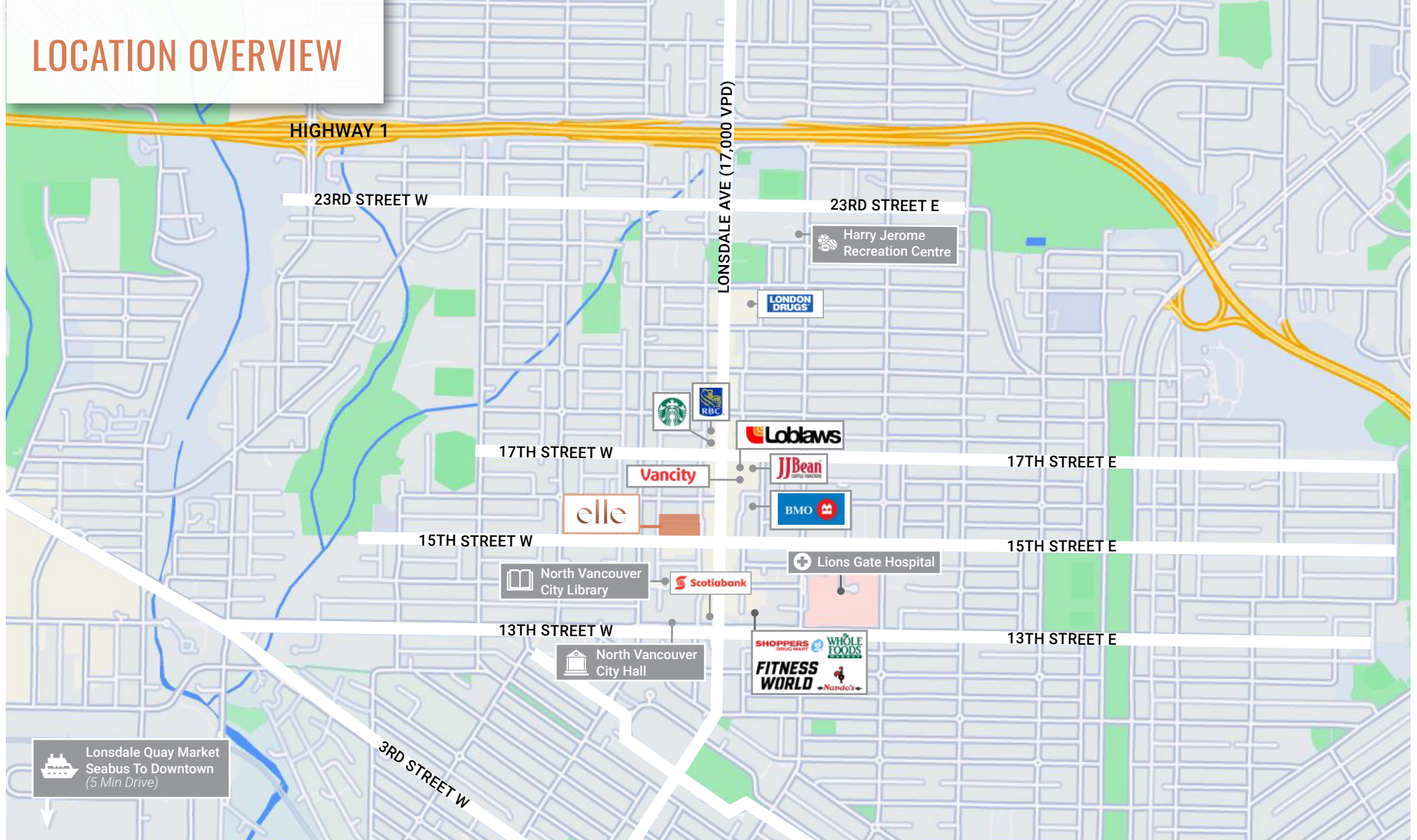
1.6 KM to
THE SHIPYARDS



400 M (6-min walk) to
LIONS GATE HOSPITAL

*Within 1 KM radius of the subject property.

LOCATION OVERVIEW



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Marcus & Millichap

1100 - 1111 West Georgia Street
Vancouver, BC V6E 4M3
T (604) 638-2121



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