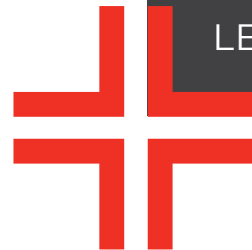




LYNN VALLEY CENTRE

1199 Lynn Valley Road,
North Vancouver, BC

LEASING BROCHURE



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PROJECT SUMMARY

Lynn Valley Centre is one of the North Shore's most dominant grocery anchored Shopping Centres. Highlights include:

- Anchored by Save On Foods, Shoppers Drug Mart, Winners Apparel, BC Liquor Store and Safeway (shadow anchor)
- Over 160,000 SF of vibrant shops, boutiques, restaurants, eateries, cafés and services
- Approximately 360 new homes in 6 buildings recently constructed on-site, ranging from 4 to 12 storeys
- Served by public transit
- 600 +/- easily accessible parking stalls



DETAILS

Availability and Base Rent:

SPACE	AREA (SF)	RATE \$/SF
Retail	1,259	\$45.00 Fully Net

Additional Rent:

SPACE	AREA (SF)	RATE \$/SF
Retail	1,259	\$35.00 (est.)

Note: Tenants also pay their separate in-suite utilities

+ Access: Various access/egress points are situated along Lynn Valley Road, 27th Street and Mountain Highway making the shopping centre easily accessible in all directions

+ Commercial Parking: 216 subsurface stalls + 395 surface stalls

+ Available: Immediately

PROJECT TENANTS



DEMOGRAPHICS

Drive Time	3 MIN	5 MIN	10MIN
2023 Population	11,323	29,603	136,974
2028 Populations Projections	11,204	30,342	147,637
2023 Average HH Income	\$145,948	\$177,123	\$148,036
2028 Average HH Income Projections	\$170,114	\$205,008	\$170,716

CONTACTS

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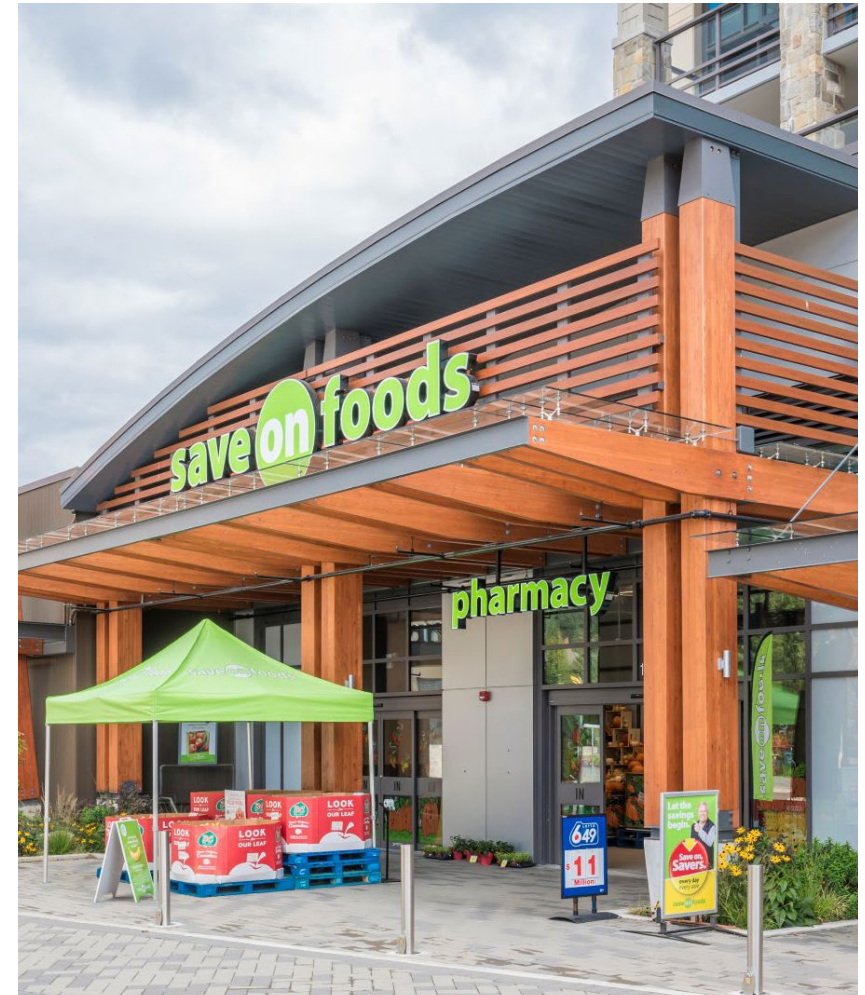
SITE PLAN



THE NEIGHBOURHOOD

Lynn Valley Centre is ideally located in Lynn Valley, one of the North Shore's most popular communities.

- The North Shore is an expansive region that is home to over 115,091 people (2020 Environics)
- The project is in the Town Centre of Lynn Valley
- Surrounding area is densifying with new multi-family development



source: bosadevelopment.com/project/lynn-valley-centre

AERIAL

