



FOR SUBLEASE
LYNN VALLEY
VILLAGE

Unit 101, 1233 Lynn Valley Road,
North Vancouver, BC



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PROJECT SUMMARY

Lynn Valley Village is a convenience plaza of approximately 79,483 SF ideally located on the corner of Lynn Valley Road and Mountain Highway in the heart of one of the North Shore's most popular communities - Lynn Valley. The North Shore is an expansive region located across the Burrard Inlet from Downtown Vancouver and is home to over 190,410 people (Census, 2021). The subject occupies a key corner in the growing Lynn Valley Town Centre, an area rapidly gentrifying with high density development. Lynn Valley Village comprises of high exposure main and second floor space and its tenants include Browns Restaurant, a Civic Library, Delaney's Coffee House, Zazon Hair Salon, and YYoga to name a few.

Some of its highlights are as follows:

- High visibility to vehicle traffic along Mountain Highway and Lynn Valley Road
- Pedestrian-friendly village concept where retail surrounds a central exterior plaza
- Fair market lease rate
- Easy Access/egress
- Ample parking



HIGH EXPOSURE
"VILLAGE STYLE"
RETAIL SHOPS



DETAILS

- ✦ Available Size: 2,300 SF
- ✦ Existing Lease: Vancity's lease expires January 15, 2028
- ✦ Base Rent: Please Contact Listing Agent
- ✦ Zoning: Comprehensive Development Zone 42 (CD-42)
- ✦ Additional Rent: Please Contact Listing Agent
- ✦ Commercial Parking: Ample subsurface parking

AREA TENANTS



DEMOGRAPHICS

Drive Time	3 MIN	5 MIN	10 MIN
2023 Population	18,109	34,320	140,687
2028 Populations Projections	17,943	35,342	150,993
2023 Average HH Income	\$164,756	\$175,917	\$149,325
2028 Average HH Income Projections	\$191,103	\$204,309	\$172,125

CONTACTS

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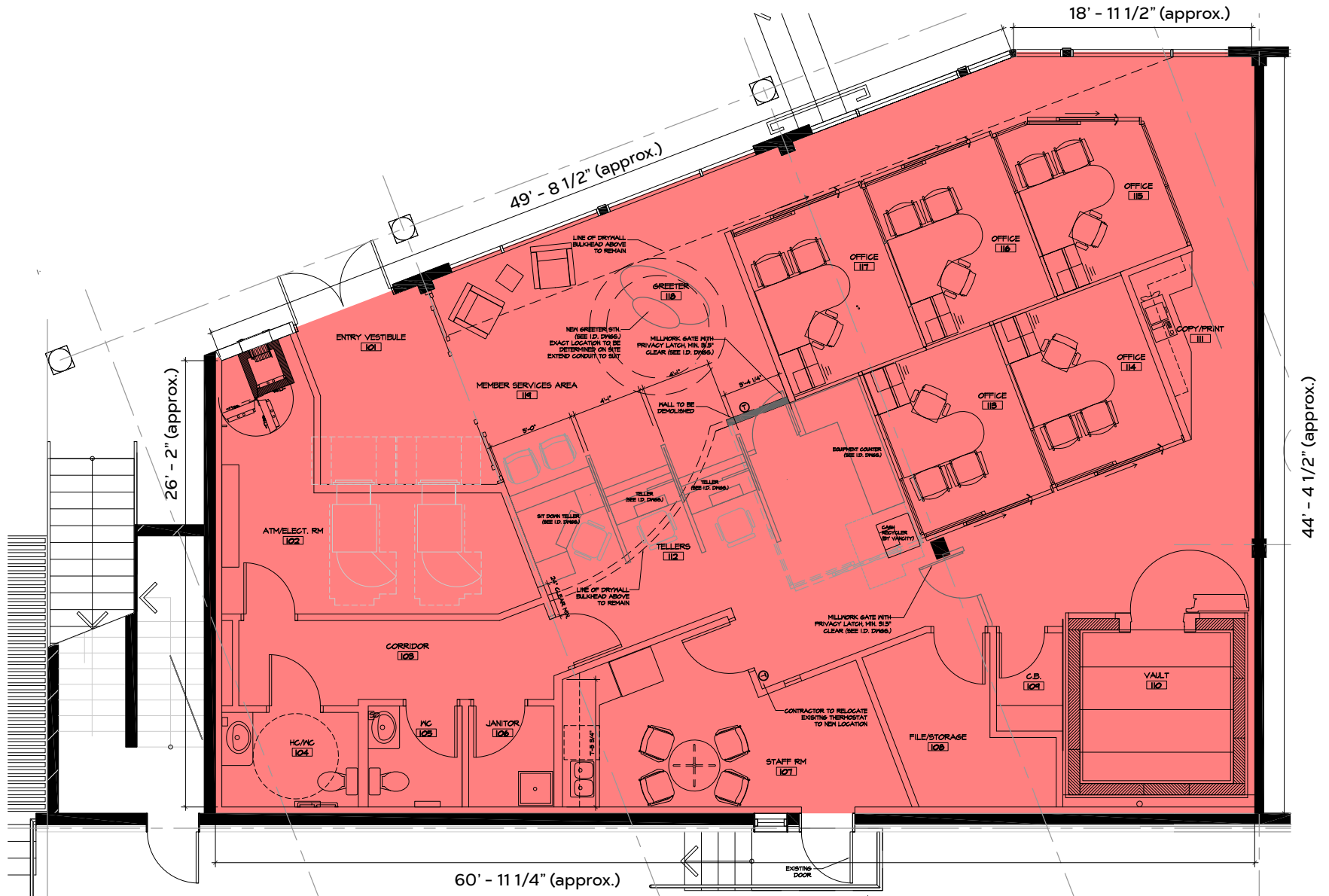
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Source: *EnviroNics*

FLOOR PLAN



1 PROPOSED FLOOR PLAN
A/D SCALE: 3/8"=1'-0"

AERIAL



PHOTOS OF THE PREMISES AND PROJECT



Reception



Offices



Offices



Offices



Office



Central Plaza



Storefront of Subject



Storefront of Subject



Central Plaza

PHOTOS OF THE AREA

