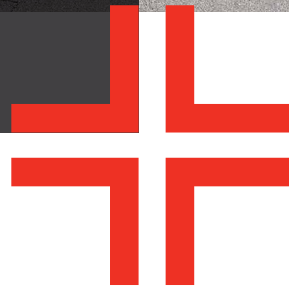




For Lease | Large Format Retail Unit

# 845 MARINE DRIVE

North Vancouver, BC



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# PROJECT SUMMARY

845 MARINE DRIVE  
North Vancouver, BC

The Property occupies a key location on the Marine Drive Commercial Corridor amongst other strong drawing retailers including grocery stores, pharmacies and Walmart. Further, Marine Drive is one of the most dominant retail corridors on the North Shore and is currently densifying with multi-family residential development.

Highlights include:

- ✦ Modern open-air strip centre
- ✦ Prominent signage opportunities along Marine Drive
- ✦ Close proximity to Capilano Mall, the largest enclosed mall in North Vancouver and anchored by Walmart
- ✦ Shadow anchored by Save-On-Foods and Shoppers Drug Mart
- ✦ Situated on Translink's B-Line - a high capacity express bus service
- ✦ Over 50,000 residents with an average household income of over \$120,000 within a 5-minute drive



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## DETAILS

✦ Unit 120: Main: 29,131 SF  
Mezzanine: 3,703 SF  
Total: 31,834 SF

✦ Signage: Storefront, multi-tenant panel, and podium signage available

✦ Base Rent: Please Contact Listing Agents

✦ Zoning: CD-537 which permits a wide range of commercial uses

✦ Additional Rent (est. 2025): \$16.60 PSF

✦ Access/Egress: The shopping centre is easily accessible as follows:

✦ Parking: 319 stalls (surface and subsurface)

✦ Signalized intersection at Marine Drive and Fell Avenue

✦ Signalized intersection at Fell Avenue and West 3rd Street

✦ Commercial Loading Facility: Please see photo on [page 5](#)

✦ Right in, right out from Marine Drive east bound

✦ Right in, right out from West 3rd Street

## AREA TENANTS



## DEMOGRAPHICS

	3 MIN	5 MIN	10MIN
2023 Population	12,951	53,353	144,942
2028 Populations Projections	14,211	58,327	153,327
2023 Average HH Income	\$129,267	\$120,044	\$148,725
2023 Daytime Population	18,739	58,386	134,656

## CONTACT

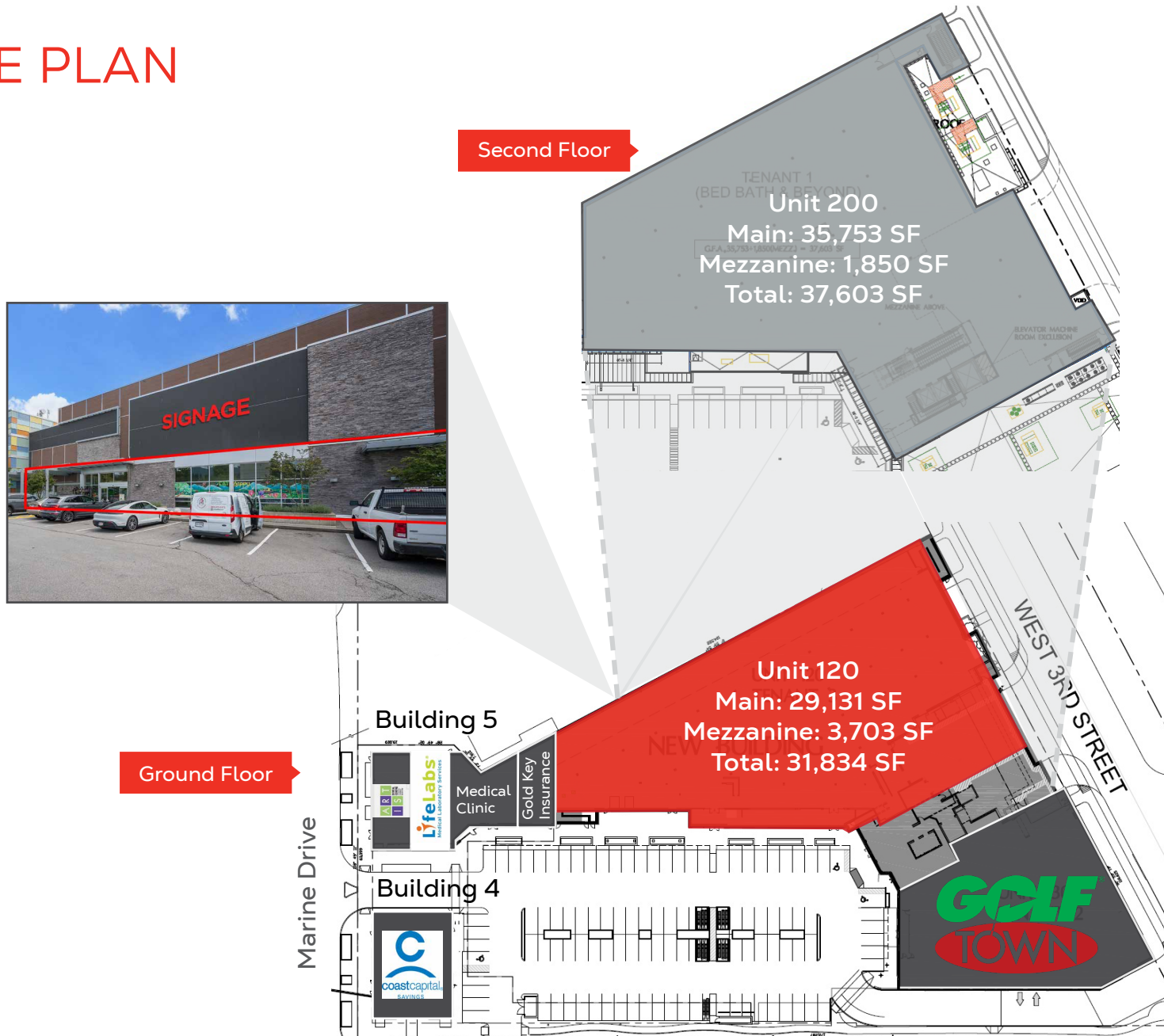
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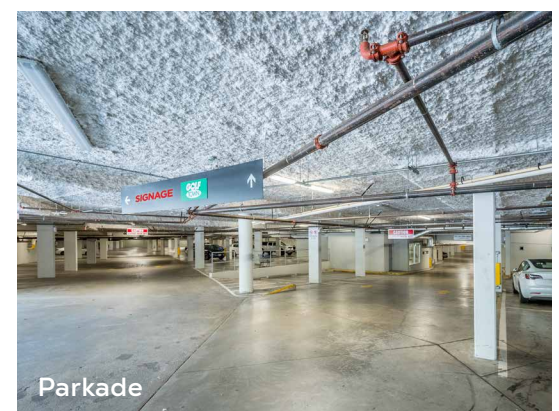
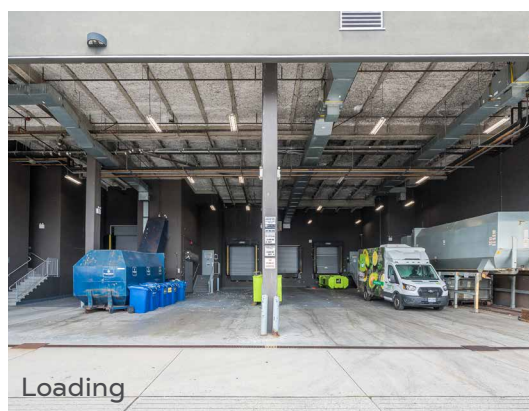
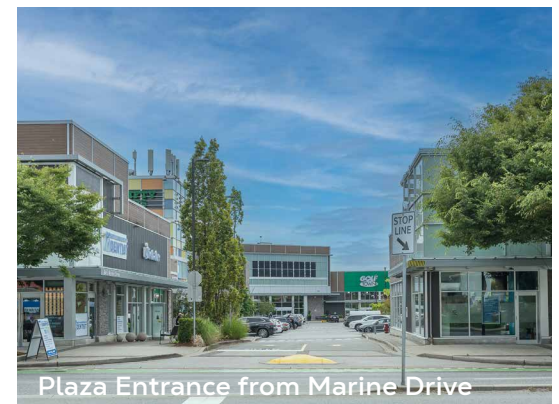
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# SITE PLAN





# PROJECT



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# NEIGHBOURING TENANTS





# TRADE AREA

The population on the North Shore (West and North Vancouver) is over 200,000 people as follows:

