



# 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.

- 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



RECENTLY  
RENOVATED

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## DETAILS

- Availability: 1,152 SF of Retail Space
- Base Rent: \$45.00 PSF Fully Net
- Additional Rent: \$35.26 PSF  
*Note: Tenants also pay their separate in-suite utilities*
- Available: Immediately
- Commercial Parking: 216 subsurface stalls + 395 surface stalls
- 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

## PROJECT TENANTS



## DEMOGRAPHICS

Drive Time	3 MIN	5 MIN	10MIN
2024 Population	11,458	29,154	140,976
2029 Populations Projections	11,645	29,772	154,234
2023 Average HH Income	\$153,070	\$193,378	\$159,043
2029 Average HH Income Projections	\$182,858	\$228,513	\$184,793

## CONTACTS

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# SITE PLAN

1199 LYNN VALLEY ROAD  
North Vancouver, BC



Please contact Listing Agent  
for details regarding location  
of the 1,152 SF retail unit.

MOUNTAIN HWY

SECOND FLOOR UNITS

Monika's  
Art Studio

Counsellor

Launch  
Ventures

Live  
Well  
Fitness

Dental Clinic

RMT Massage  
Clinic



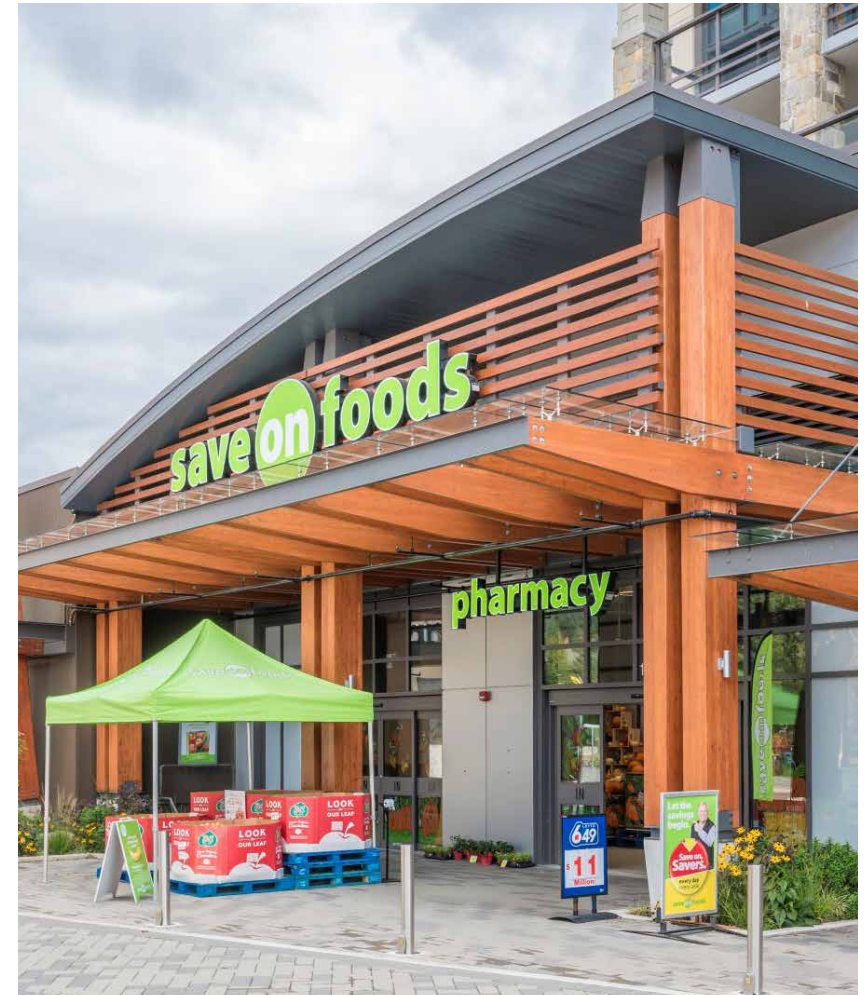
# THE NEIGHBOURHOOD

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](https://bosadevelopment.com/project/lynn-valley-centre)





# AERIAL

