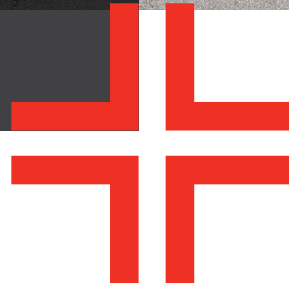




For Lease | Large Format Retail Unit

845 MARINE DRIVE

North Vancouver, BC



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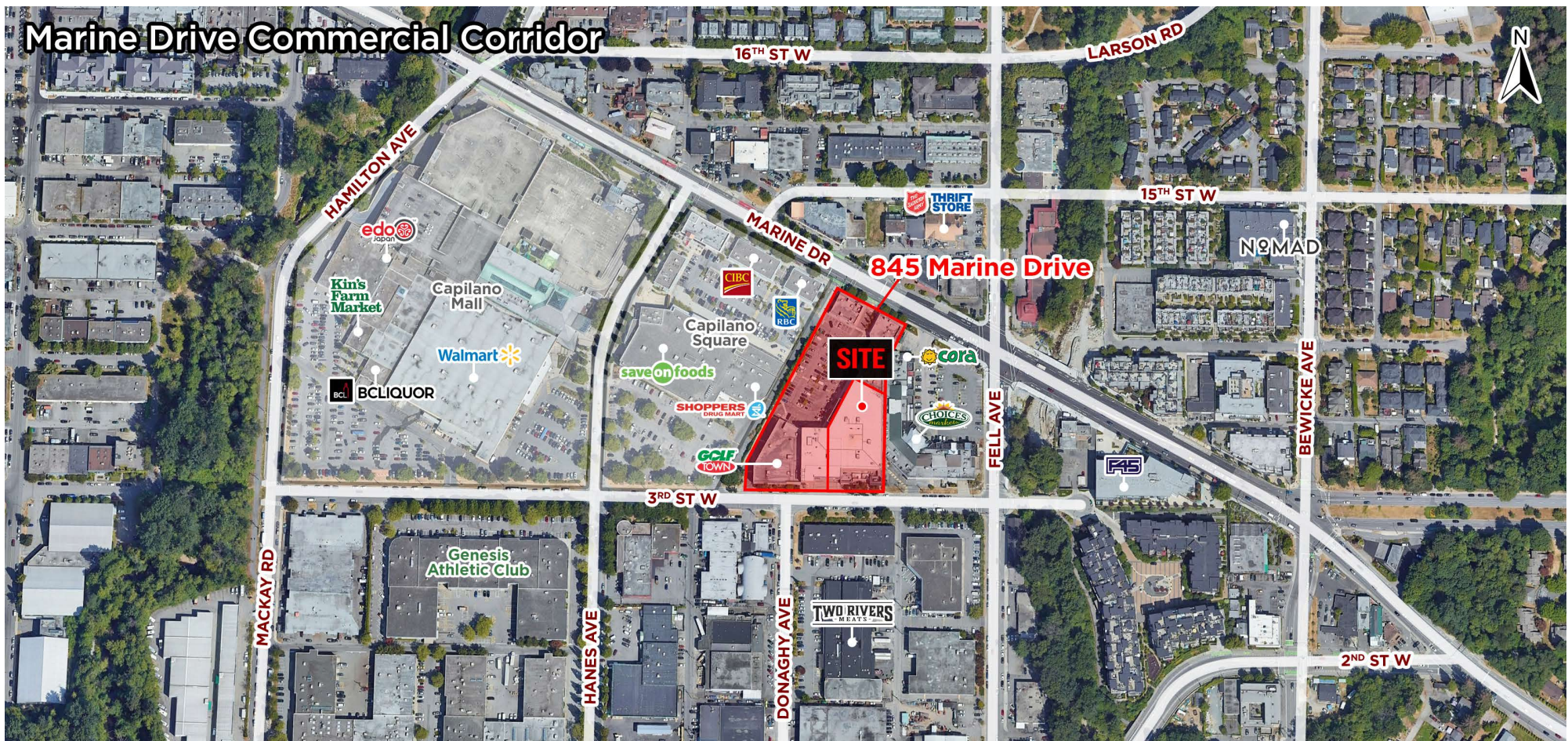
PROJECT SUMMARY

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 to 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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 **SITINGS**

XTEAM
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DETAILS

- ✦ Unit 120: Main: 30,536 SF
Mezzanine: 3,387 SF
Total: 33,923 SF
- ✦ Base Rent: Please Contact Listing Agents

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

- ✦ Parking: 319 stalls (surface and subsurface)

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

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

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

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

- ✦ Signalized intersection at Marine Drive and Fell Avenue
- ✦ Signalized intersection at Fell Avenue and West 3rd Street
- ✦ 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

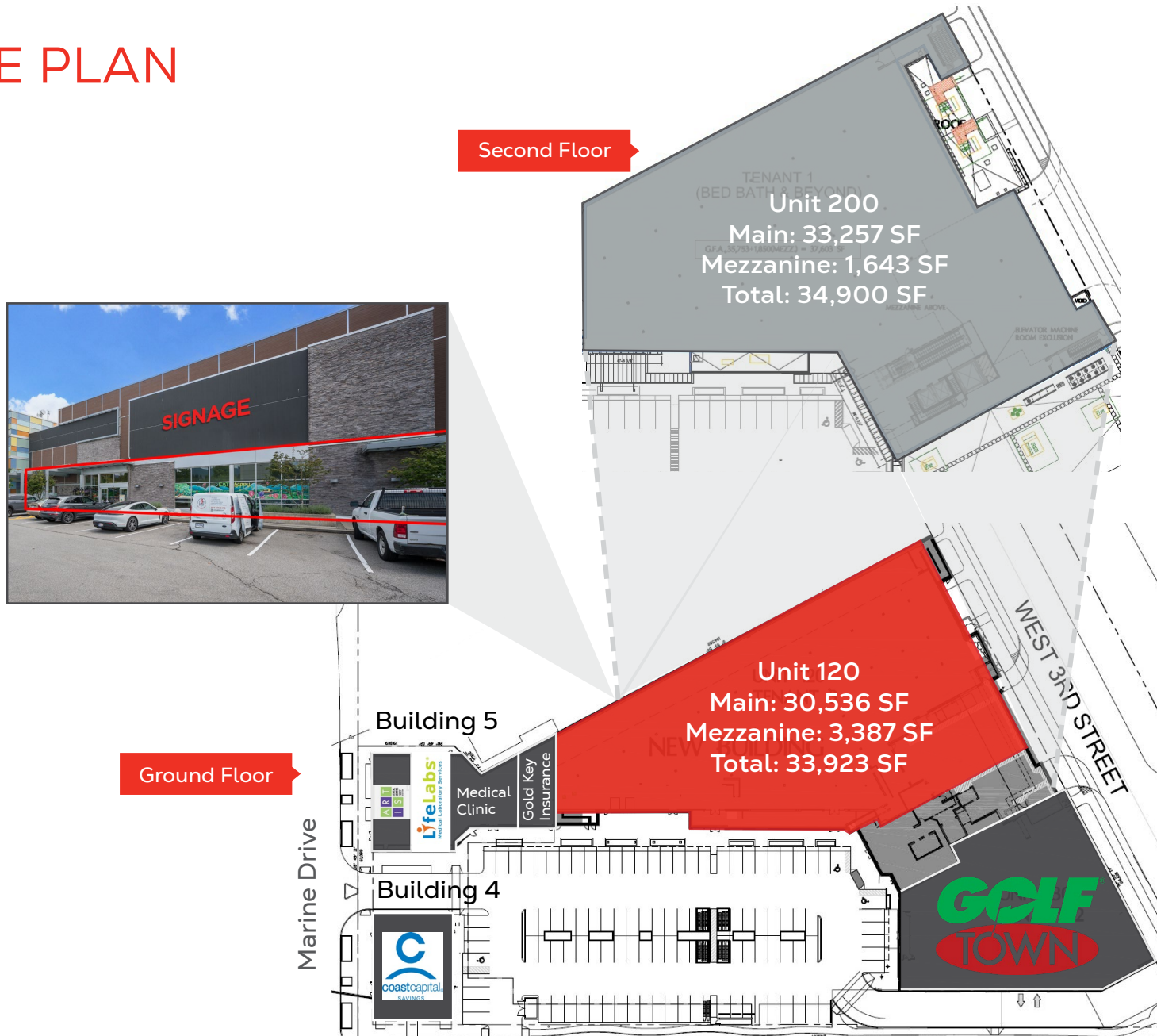
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SITE PLAN



PROJECT



Premises and Prominent Streetfront Signage Opportunity



Multi-Tenant Panel Sign



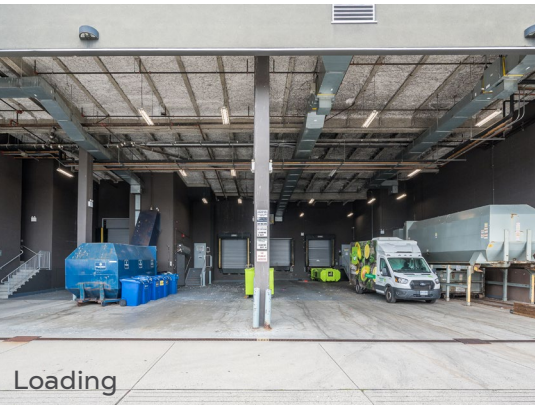
Project Tenants



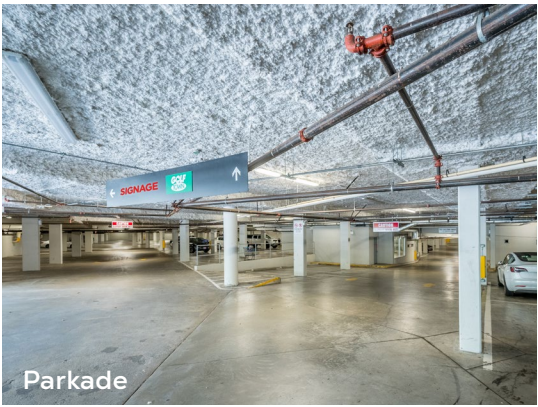
Golf Town



Plaza Entrance from Marine Drive



Loading



Parkade

NEIGHBOURING TENANTS



TRADE AREA

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

