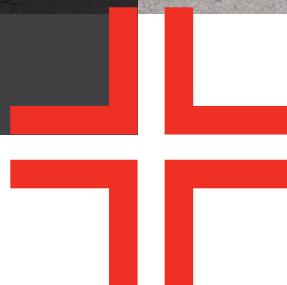




North Vancouver, BC



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PROJECT SUMMARY

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



DETAILS

<p> Unit 120: Main: 30,536 SF Mezzanine: 3,387 SF Total: 33,923 SF</p>	<p> Commercial Loading Facility: Please see photo on page 5</p>
<p> Base Rent: Please Contact Listing Agents</p>	<p> Signage: Storefront, multi-tenant panel, and podium signage available</p>
<p> Additional Rent (est. 2025): \$16.60 PSF</p>	<p> Zoning: CD-537 which permits a wide range of commercial uses</p>
<p> Parking: Surface: 106 Stalls Subsurface: 214 Stalls Total: 320 Stalls</p>	<p> Access/Egress: The shopping centre is easily accessible as follows:</p> <ul style="list-style-type: none">  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

DEMOGRAPHICS

	3 MIN	5 MIN	10MIN
2025 Population	13,676	57,558	151,059
2030 Populations Projections	14,515	62,179	158,610
2025 Average HH Income	\$149,996	\$139,078	\$175,505
2025 Daytime Population	19,415	60,772	144,176

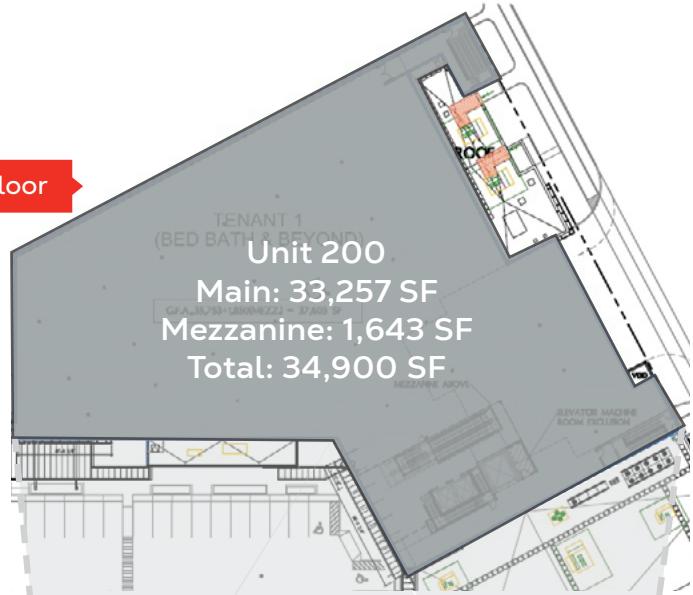
AREA TENANTS



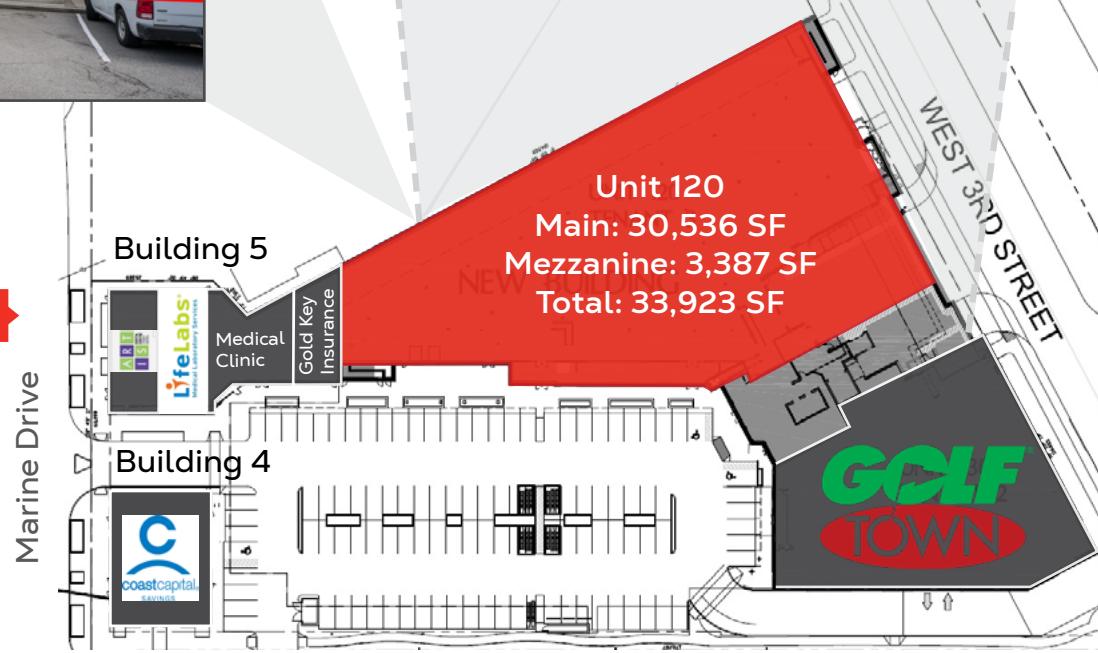
SITE PLAN



Second Floor

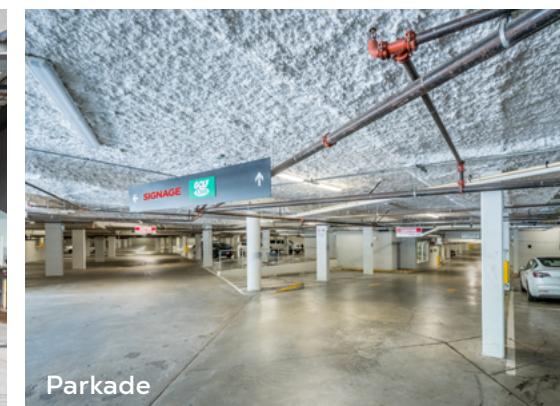
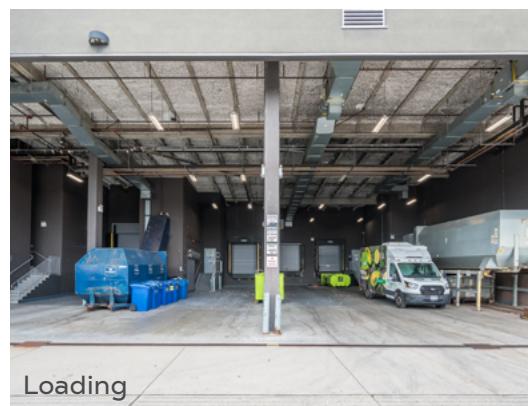
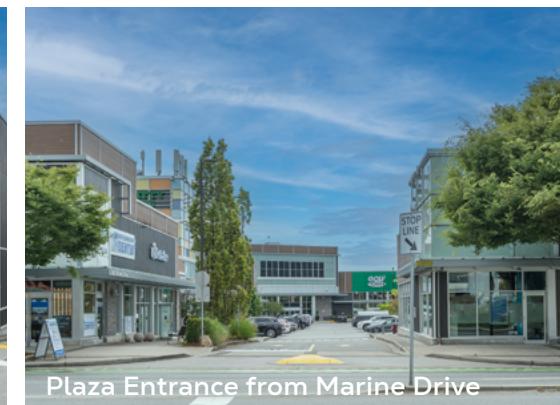


Ground Floor



Available
Leased

PROJECT

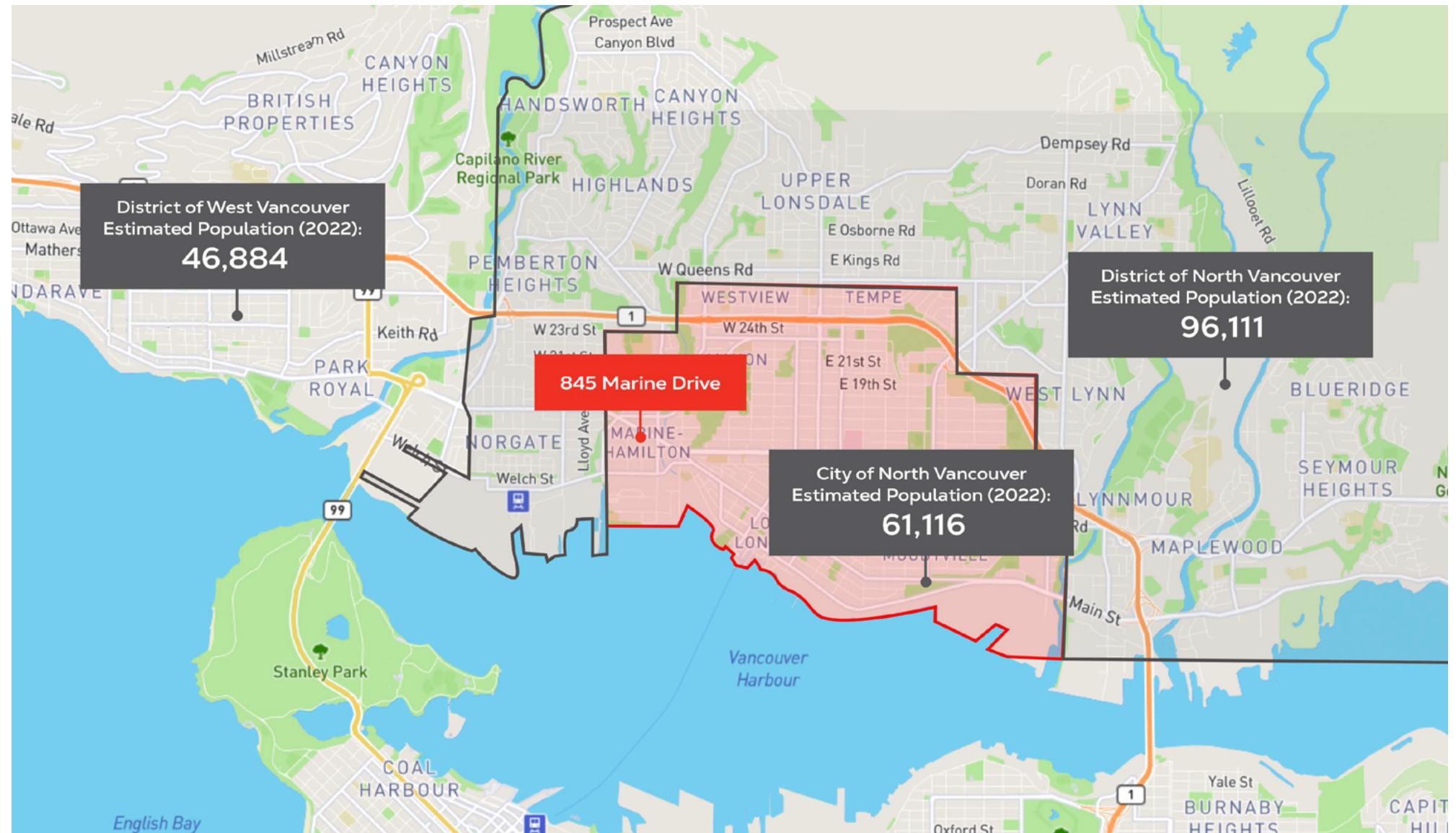


NEIGHBOURING TENANTS



TRADE AREA

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



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