



For Lease

Second Floor Large Format Retail Opportunity

845 MARINE DRIVE

North Vancouver, BC

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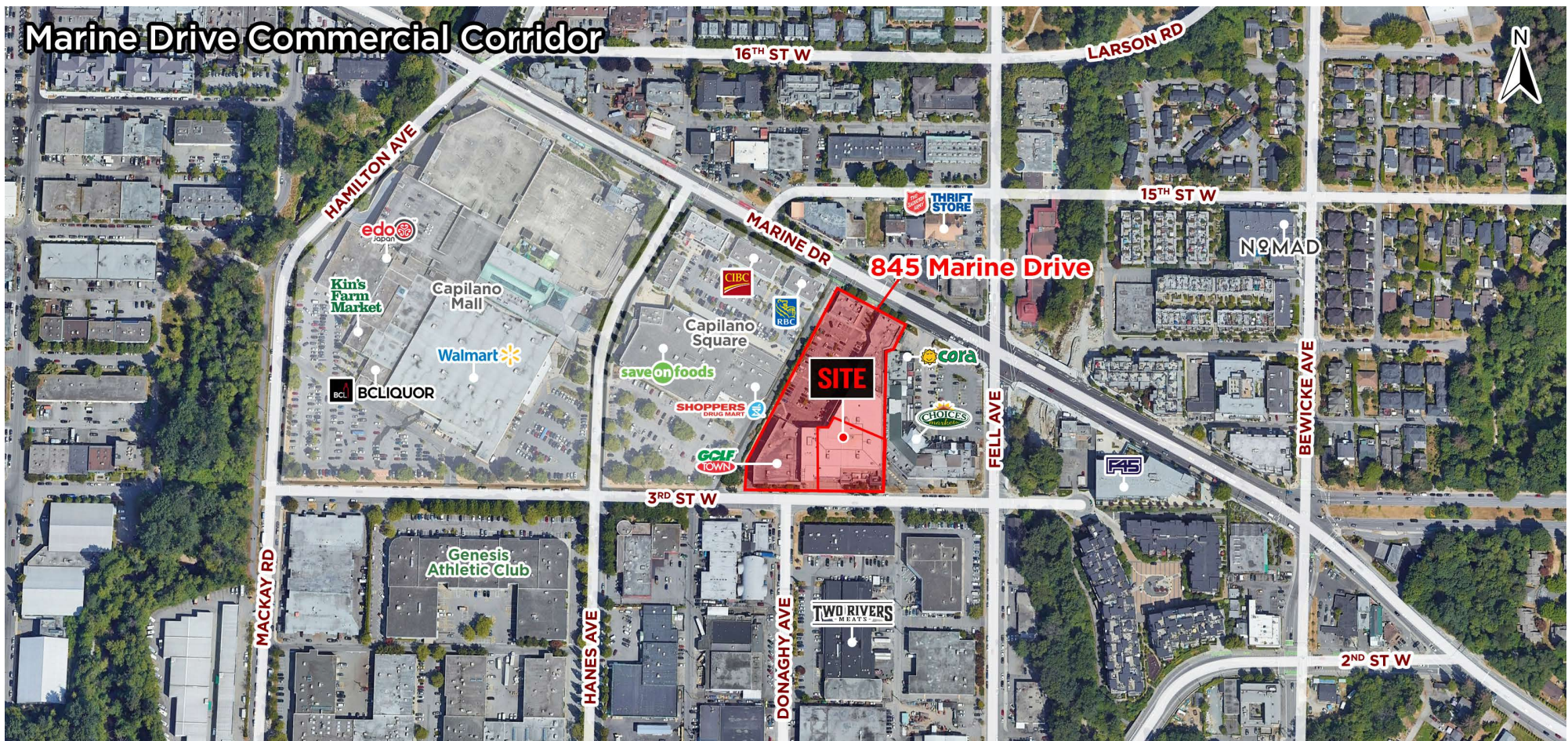
PROJECT SUMMARY

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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DETAILS

✦ Unit 200: Second Floor: 35,753 SF
Mezzanine: 1,850 SF
Total: 37,603 SF

✦ Base Rent: Please Contact Listing Agents

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

✦ Ceiling Height (approx.):

✦ Floor to underside of roof deck: 22'6"

✦ Floor to underside of trusses: 20'4"

(There are "drops" throughout the ceiling for drains, lights, mechanical, etc.)

✦ 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

✦ Parking: 319 stalls (surface and subsurface)

✦ 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
2024 Population	13,634	57,161	150,309
2029 Populations Projections	15,034	66,207	164,566
2024 Average HH Income	\$138,057	\$127,444	\$163,819
2029 Daytime Population	18,231	60,330	142,416

CONTACT

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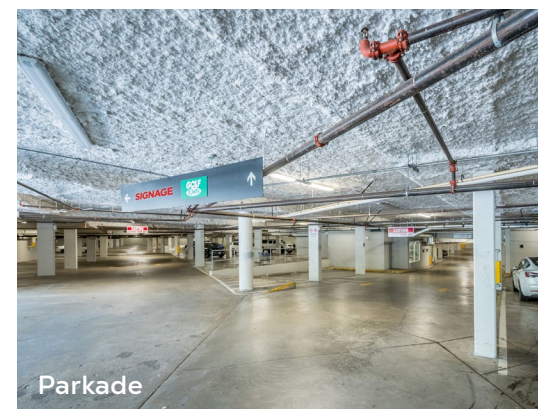
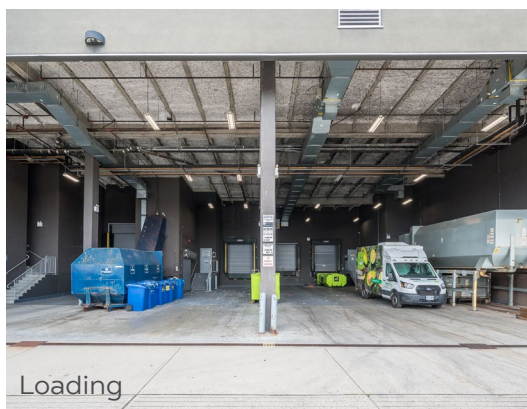
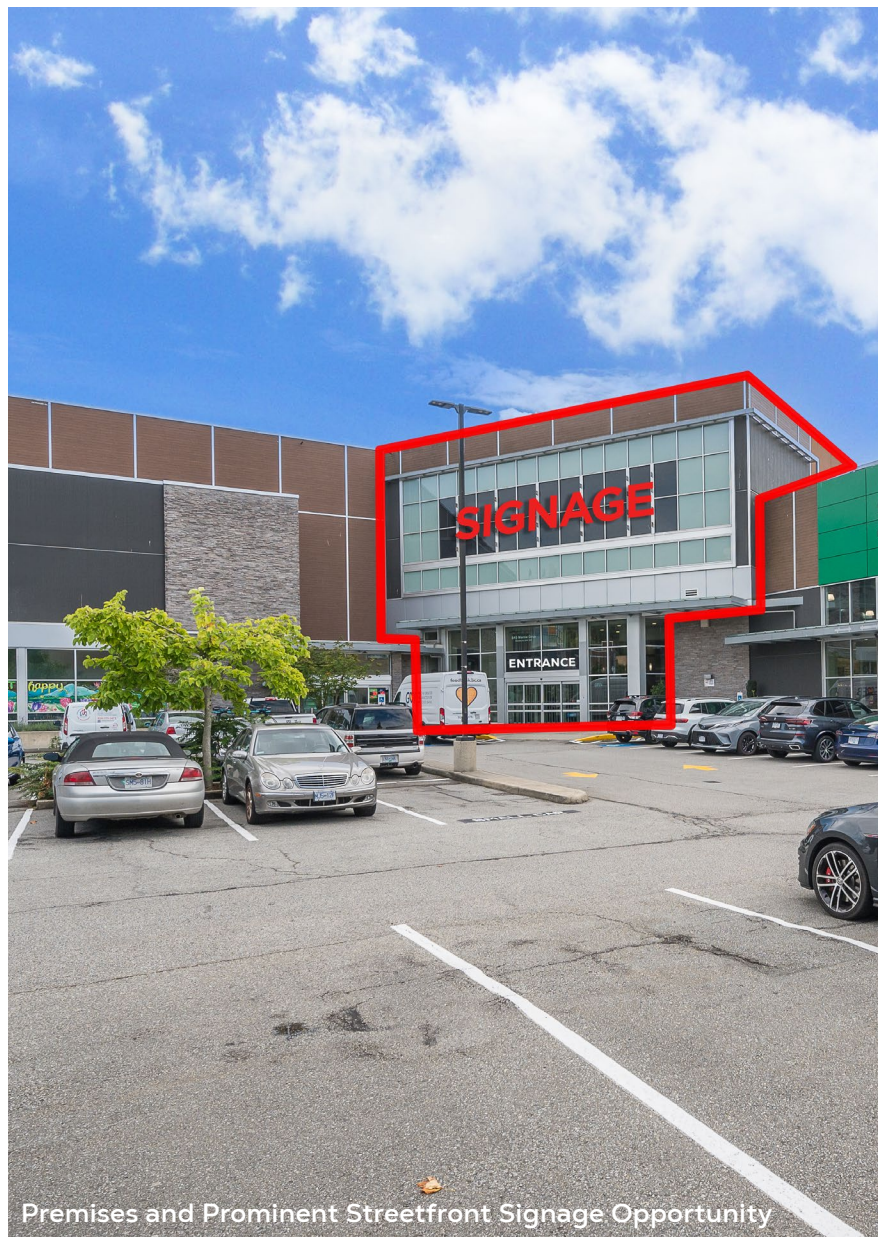
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SITE PLAN



PROJECT



NEIGHBOURING TENANTS



TRADE AREA

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

