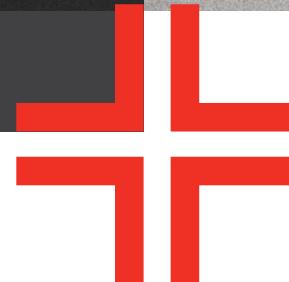




845 MARINE DRIVE

North Vancouver, BC



SHELDON SCOTT
Personal Real Estate Corporation
604.416.5582
sheldon@sitings.ca

KAYLA MORROW
Senior Associate
604.416.5584
kayla@sitings.ca

SITINGS REALTY LTD.
SITINGS.CA / 604.684.6767
1595 – 650 West Georgia Street, Vancouver, BC V6B 4N8

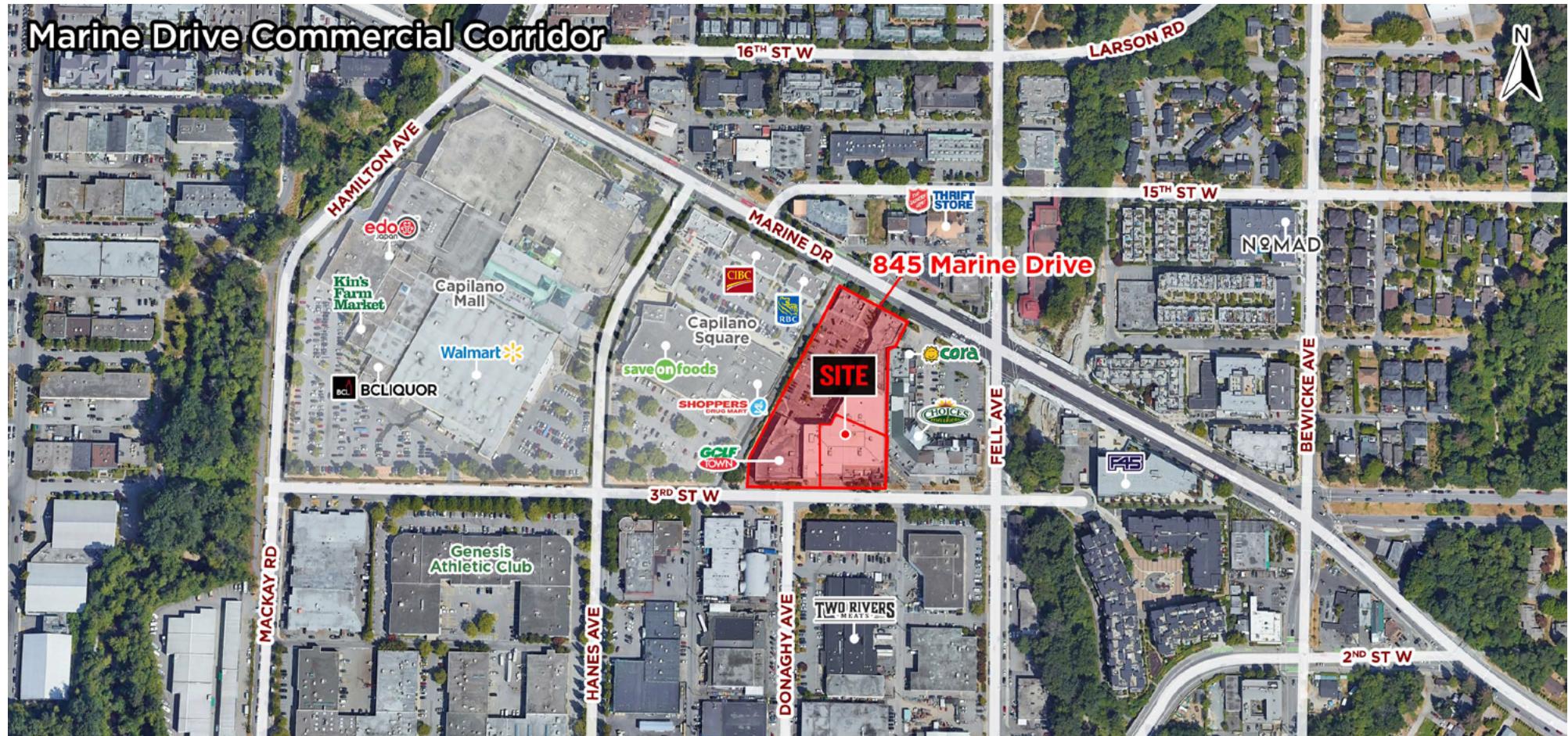
PROJECT SUMMARY

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



This document/email has been prepared by Sittings Realty Ltd. for advertising and general information only. Although information contained herein is from sources we believe reliable, Sittings Realty Ltd. makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. This document/email is subject to errors and omissions and any interested party should undertake their own inquiries as to the accuracy of the information. Sittings Realty Ltd. excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. All areas, measurements and dimensions herein are approximate, interested parties/tenant are to verify measurements if important to them. This document/email is not an inducement representation.

 **SITINGS**

 **XTEAM**
RETAIL ADVISORS

SITINGS.CA
604.684.6767

DETAILS

+	<u>Unit 200:</u>	Second Floor: 33,257 SF						
		Mezzanine: 1,643 SF						
		<u>Total:</u> 34,900 SF						
+	<u>Base Rent:</u>	Please Contact Listing Agents						
+	<u>Additional Rent (est. 2025):</u>	\$16.60 PSF						
+	<u>Signage:</u>	Storefront, multi-tenant panel, and podium signage available						
+	<u>Zoning:</u>	CD-537 which permits a wide range of commercial uses						
+	<u>Commercial Loading Facility:</u>	Please see photo on page 5						
+	<u>Ceiling Height (approx.):</u>	<ul style="list-style-type: none"> + <u>Floor to underside of roof deck:</u> 22'6" <u>Floor to underside of trusses:</u> 20'4" <p>(There are "drops" throughout the ceiling for drains, lights, mechanical, etc.)</p>						
+	<u>Parking:</u>	<table> <tbody> <tr> <td>Surface:</td> <td>106 stalls</td> </tr> <tr> <td>Subsurface:</td> <td>214 stalls</td> </tr> <tr> <td><u>Total:</u></td> <td>320 stalls</td> </tr> </tbody> </table>	Surface:	106 stalls	Subsurface:	214 stalls	<u>Total:</u>	320 stalls
Surface:	106 stalls							
Subsurface:	214 stalls							
<u>Total:</u>	320 stalls							
+	<u>Access/Egress:</u>	<p>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



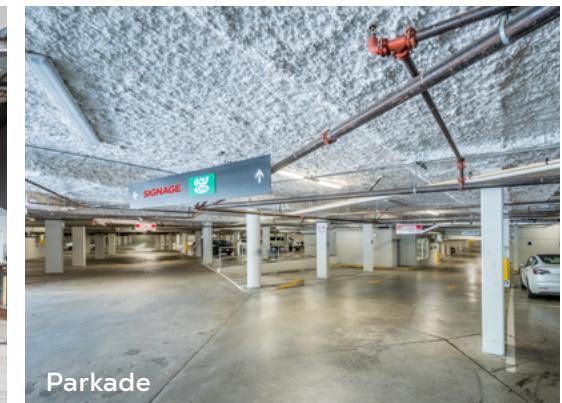
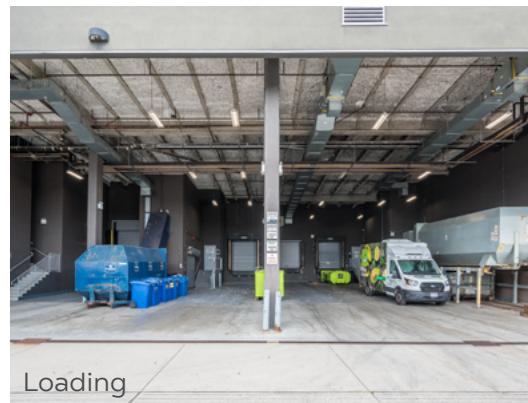
SITE PLAN



PROJECT

845 MARINE DRIVE

Vancouver, BC



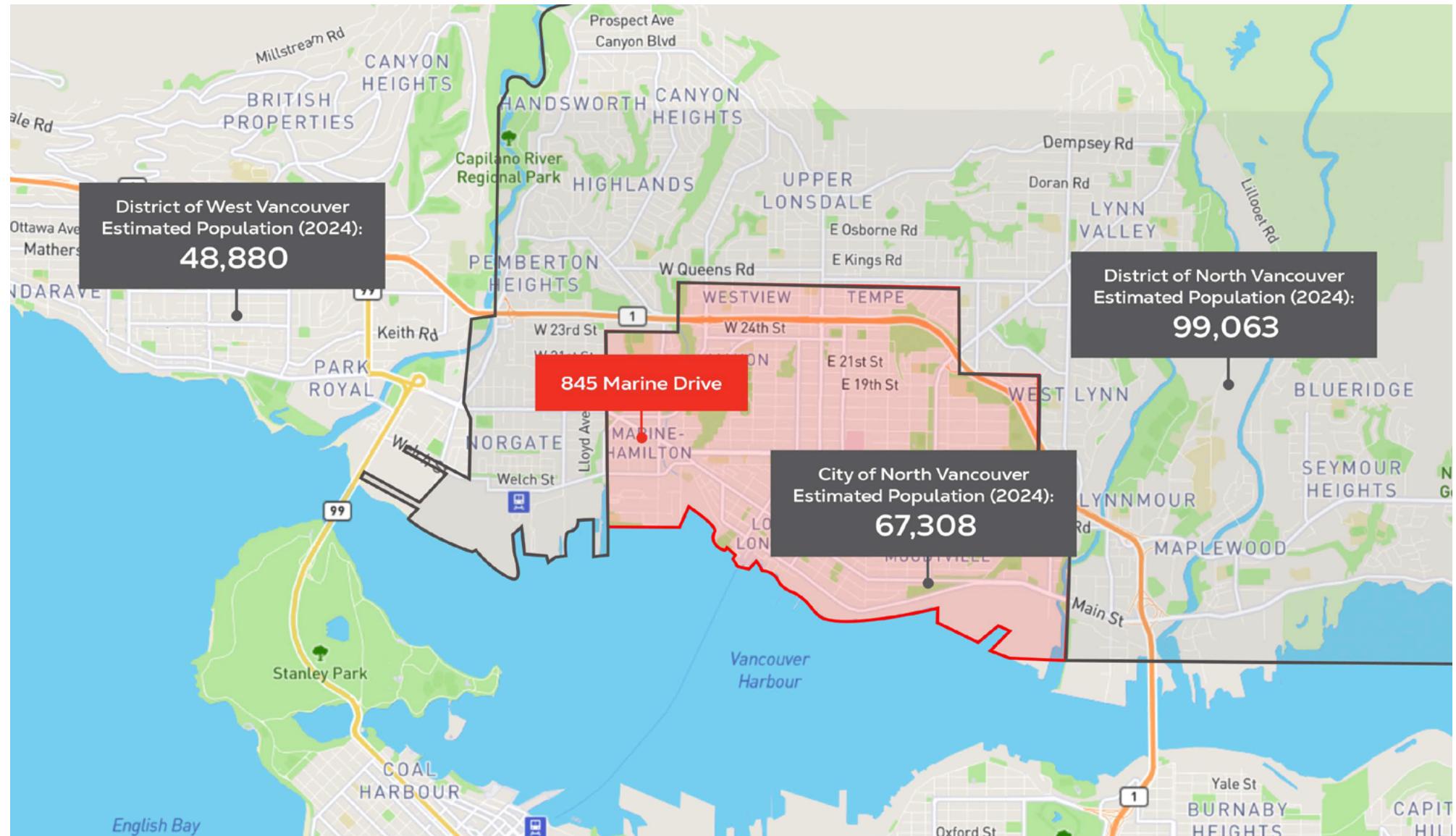
This document/email has been prepared by Sittings Realty Ltd. for advertising and general information only. Although information contained herein is from sources we believe reliable, Sittings Realty Ltd. makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. This document/email is subject to errors and omissions and any interested party should undertake their own inquiries as to the accuracy of the information. Sittings Realty Ltd. excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. All areas, measurements and dimension herein are approximate, interested parties/tenant are to verify measurements if important to them. This document/email is not an inducement representation.

NEIGHBOURING TENANTS



TRADE AREA

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



CONTACT

SHELDON SCOTT

Personal Real Estate Corporation

604.788.1225

sheldon@sitings.ca



KAYLA MORROW

Senior Associate

604.416.5584

kayla@sitings.ca

