



FOR SALE | RESTAURANT ASSETS AT

LYNN VALLEY CENTRE

148-1199 Lynn Valley Road, North Vancouver, BC



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THE OFFERING

Sitings Realty Ltd. is pleased to offer for sale the business assets of a fully outfitted restaurant, including high-quality furniture, fixtures, and equipment (FF&E). This is a turnkey opportunity ideal for restaurateurs seeking to establish a food service operation at a high profile shopping centre in North Vancouver, British Columbia. The assets are only two years old and have been meticulously maintained, presenting exceptional value for those looking to acquire modern, commercially compliant equipment and stylish furnishings.

In addition, a long-term lease is in place with an expiry date of approximately August 2033.

Please do not tour the space without the listing agents present, as the employees are not aware of the sale.



DETAILS

Price for Business Assets: \$295,000 plus applicable taxes

Size: Main Floor: 3,643 SF
Patio: 884 SF*

**No Basic or Additional Rent applicable to the Patio.*

Seating: Main Floor: 146
Patio: 50

Total: 196*

**Approximately*

Lease: Please contact listing agent for information regarding the current Lease. Prior approval of the Landlord is required for an assignment.

Additional Rent (Est. 2025/2026): Property Tax: \$8.49 PSF
CAM: \$24.94 PSF

Total: \$33.43 PSF

Note: Tenants also pay their separate in-suite utilities

Parking: 600 stalls (approximately)

Zoning: C-2

Signage: Prominent Storefront Signage (visible to Lynn Valley Road)

** Business assets to be mutually agreed upon by both parties in the Contract of Purchase and Sale.*

LYNN VALLEY CENTRE

The restaurant is located at Lynn Valley Centre, a prominent, grocery-anchored shopping destination, that serves as a dynamic mixed-use hub in the heart of North Vancouver's popular Lynn Valley community. Anchored by Save-On-Foods, Shoppers Drug Mart, Winners, and BC Liquor Store, the centre is further supported by a shadow-anchored Safeway.

Spanning over 160,000 SF, the centre offers a vibrant mix of retail, including shops, boutiques, restaurants, cafés, and essential services. Its role as a community focal point has been further strengthened by the recent addition of approximately 360 new residential units across six on-site buildings, ranging from four to twelve storeys. With this integration of retail and residential, Lynn Valley Centre has evolved into the true heart of the neighbourhood's thriving town centre.

PROJECT TENANTS



AERIAL

148-1199 LYNN VALLEY RD
North Vancouver, BC

Lynn Valley Centre
North Vancouver, BC

Princess Park

Greenwood Park

FROMME RD

MOUNTAIN HWY

21,500 VPD

29 ST

27 ST

LYNN VALLEY RD

UPPER LEVELS HWY

Lynn Valley Village
GLA: 42,000 SF

BROWNS SOCIALHOUSE
restaurant · bar · socialize

PAPA JOHN'S

Buster & Jude

YYOGA

DELANO'S

SITE
Lynn Valley Centre
GLA: 182,408 SF

save on foods

SHOPPERS DRUG MART

BC LIQUOR STORES

WINNERS

Kim's Farm Market

A&W

STARBUCKS

SAFeway

Tim Hortons

McDonald's

DQ

DEMOGRAPHICS			
DRIVE TIME	3 MIN	5 MIN	10 MIN
2025 Population	15,765	35,164	147,958
2030 Populations Projections	15,917	35,897	155,484
2025 Daytime Population	9,362	20,386	122,544
2030 Average HH Income	\$184,723	\$208,890	\$174,912

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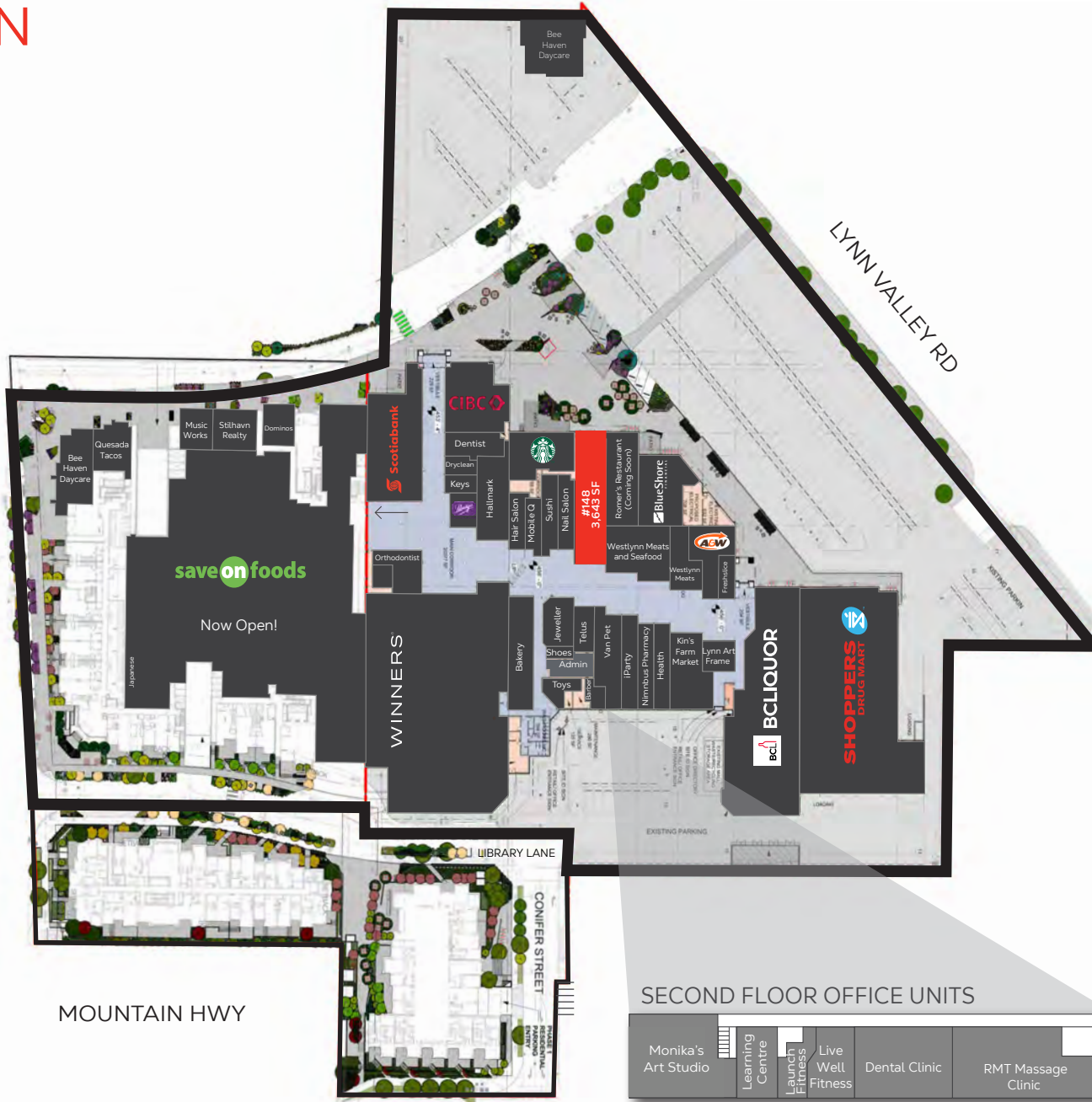


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SITE PLAN

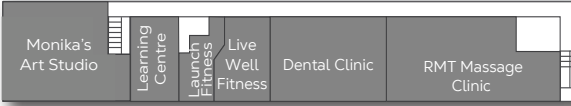
148-1199 LYNN VALLEY RD
North Vancouver, BC

27TH ST



MOUNTAIN HWY

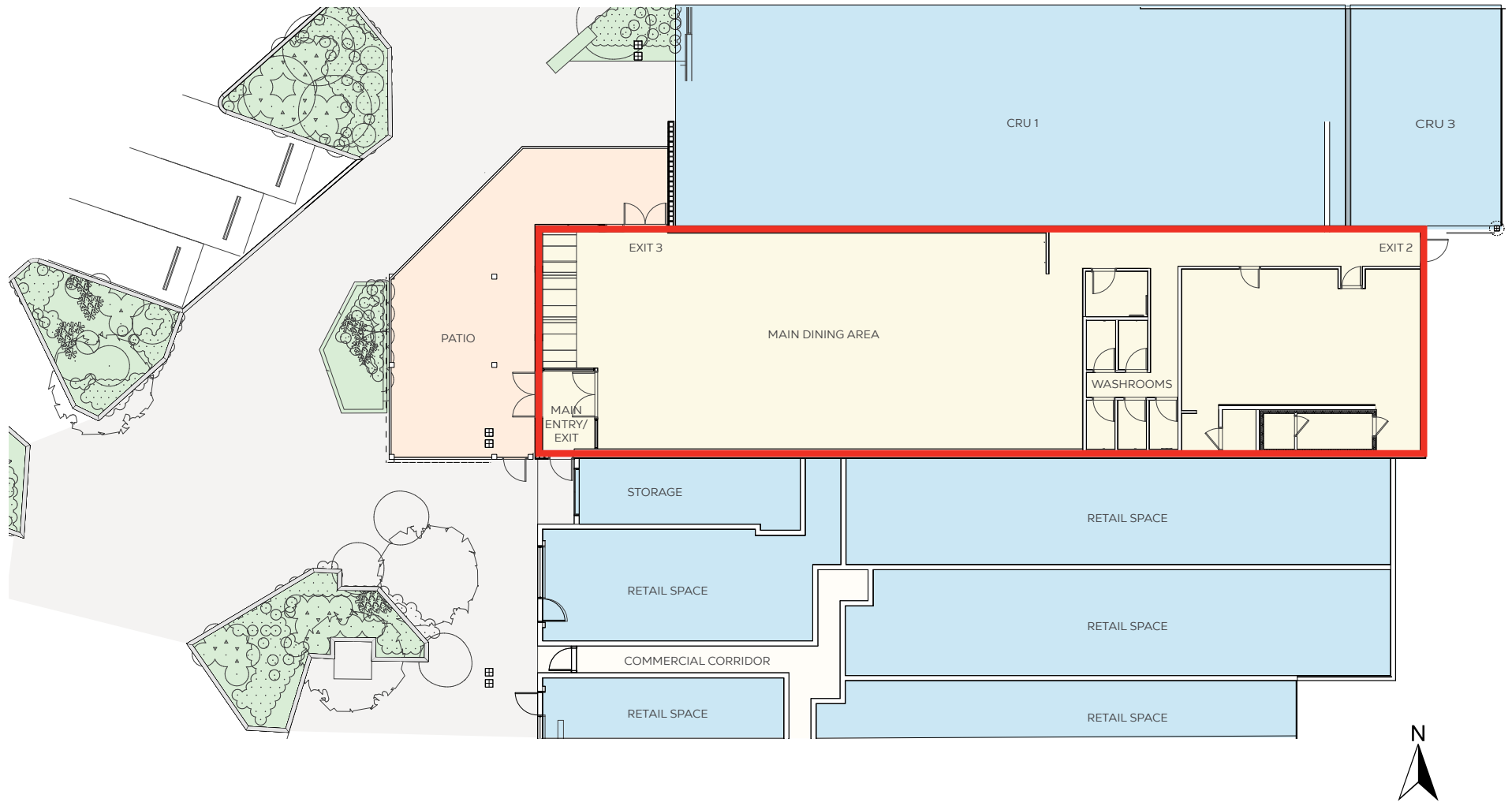
SECOND FLOOR OFFICE UNITS



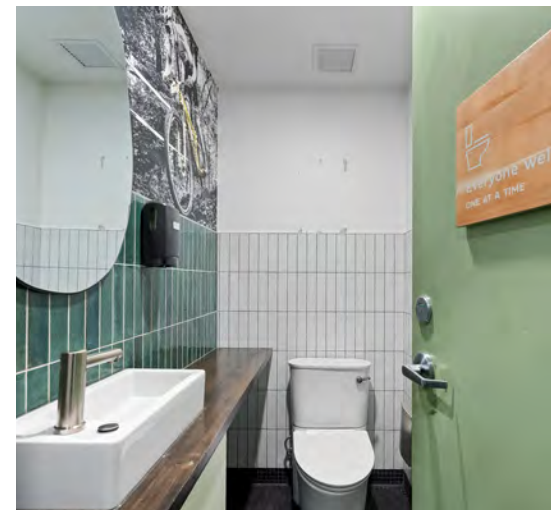
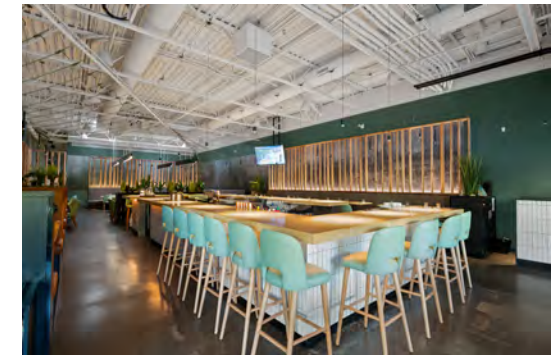
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FLOOR PLAN

148-1199 LYNN VALLEY RD
North Vancouver, BC



PHOTOS – INTERIOR & EXTERIOR



PHOTOS – LYNN VALLEY CENTRE



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