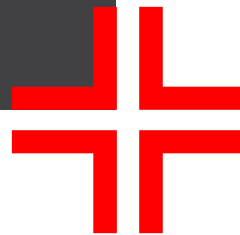




FOR LEASE

COMMERCIAL UNIT | 1,690 SF

ROVE, 1082 MARINE DRIVE, NORTH VANCOUVER



ARJEN HEED
Senior Associate
604.416.5583
arjen@sitings.ca

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

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

PROJECT SUMMARY

A mixed-use development comprising 35 multi-family units and approximately 7,000 SF of ground floor commercial space.

The site occupies a key location on the Marine Drive Commercial Corridor:

- ✦ One of the most prominent retail commercial corridors on the North Shore, currently densifying with residential development.
- ✦ Close proximity to Capilano Mall (anchored by Walmart) and Pemberton Plaza (anchored by Save-On-Foods).
- ✦ Serviced by Translink's B-Line - a high capacity express bus service.
- ✦ Units are easily accessible



DETAILS

- ✦ Size: 1,690 SF
- ✦ Base Rent: Please Contact Listing Agent
- ✦ Additional Rent: \$19.82 PSF (2026 est.)
- ✦ Unit Parking: 1 assigned stall in the auto surface parking area (EV Potential)
- ✦ Visitor Parking: 12 surface stalls - 4 allocated to commercial units, 3 for commercial customers, 4 residential visitors, and 1 "car share".
- ✦ Completion: June 2026 (est.)
- ✦ Loading: Grade level loading facility on the surface lot
- ✦ Zoning: C9 - Marine Drive Commercial, with a focus on commercial uses.

AREA TENANTS



DEMOGRAPHICS

	3MIN	5MIN	10MIN
2025 Population	9,826	40,277	161,539
2030 Populations Projections	10,724	43,282	168,549
2025 Daytime Population	12,995	45,557	154,988
2025 Average HH Income	\$164,413	\$141,424	\$174,290

CONTACT

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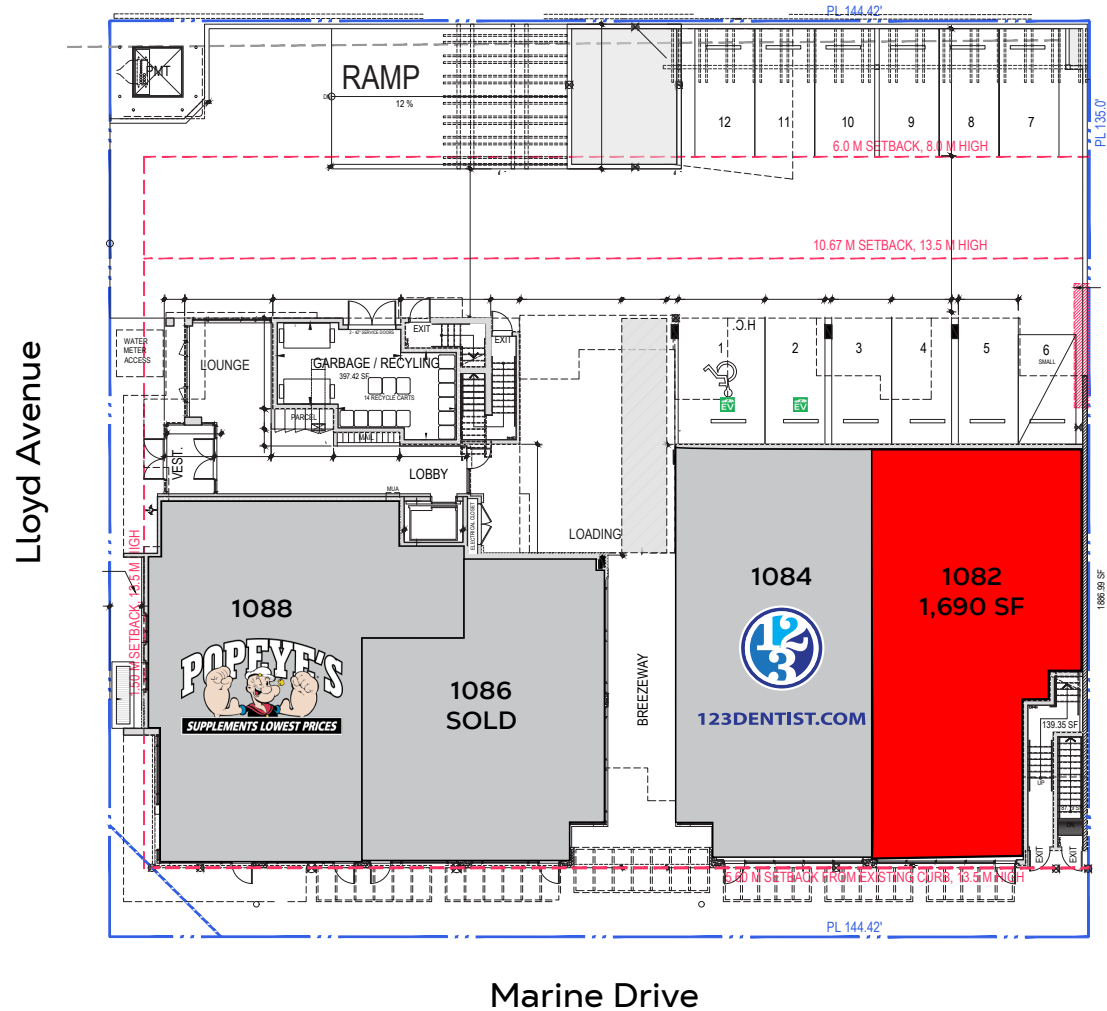
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FLOOR PLAN



PHOTOS



AERIAL

