FOR SALE

COMMERCIAL STRATA UNITS

TAYLOR'S CROSSING

1025 MARINE DR
NORTH VANCOUVER, BC

OWNED & MANAGED BY

SPIRE



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OPPORTUNITY

Sitings Realty Ltd. is proud to present a truly exceptional and rare opportunity to acquire premium commercial strata space on one of North Vancouver's most prominent retail thoroughfares, the Marine Drive Commercial Corridor.

Strategically located at the high-profile, highly visible corner of Marine Drive and McKay Road, the Taylor's Crossing development will offer stratified ownership, allowing businesses to secure a foothold in a neighborhood poised for substantial growth.

With its prime location, future-forward design, and immediate proximity to evolving urban amenities, Taylor's Crossing represents a unique and compelling opportunity to invest in one of the North Shore's most dynamic and desirable shopping districts.

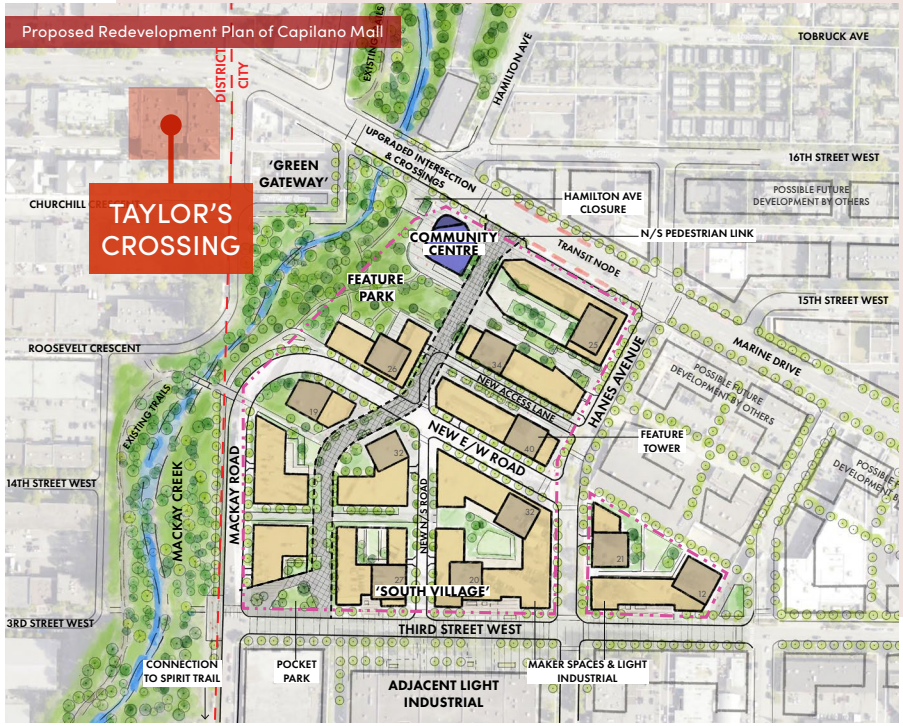
> *"We've spent the last 20 years reshaping commercial spaces across Vancouver, but Taylor's Crossing is unmatched in value, location, and long-term upside , it's a rare gem in today's market."*
>
> Lawrence Green, President of Spire Development



HIGHLIGHTS

LOCATION

- Prime, high-visibility corner location in the heart of North Vancouver's Marine Drive Commercial Corridor, offering exceptional exposure to strong and consistent traffic volumes.
- Steps from Capilano Mall, a major regional shopping centre anchored by Walmart and surrounded by a diverse mix of national and local retailers, services, and dining options.
- Centrally positioned within a broad and affluent trade area, adjacent to established neighbourhoods including Pemberton Heights, Norgate, Lions Gate, Capilano, Delbrook, and Lonsdale.
- Excellent transit connectivity with direct access to TransLink's B-Line rapid bus service, providing efficient east–west travel across the North Shore.



BUILDING & IMPROVEMENTS

- Architecturally distinctive building featuring timeless concrete and brick exterior finishes selected for durability and long-term appeal.
- Enhanced by both surface and subsurface parking, with direct stairwell access to the centre of the project for convenient customer and tenant access.
- Purpose-built to support high-capacity retail operations, with robust infrastructure including two loading docks, a freight elevator, an escalator, and covered underground parking.

FUTURE UPSIDE

- North Vancouver continues to experience strong demand for high-quality retail space, with limited supply and vacancy rates below 1%, driving sustained upward pressure on rents, which have increased by over 40% in the past five years.
- The Marine Drive Corridor is evolving through new low-rise mixed-use developments, with both local municipalities exploring higher-density initiatives that support long-term growth.
- Ongoing discussions between QuadReal, owner of Capilano Mall, and the City regarding a comprehensive high-density redevelopment further reinforce the area's future as a prominent commercial and residential hub.

BENEFITS OF OWNING YOUR COMMERCIAL SPACE

According to BDC, ownership of commercial space elevates brand presence, strengthens community recognition, and delivers long-term stability, alongside several strategic benefits.

Possible Future Low Density Redevelopment Concept for Taylor's Crossing



Possible Future High Density Redevelopment Concept for Taylor's Crossing



INCOME WHILE YOU PLAN

Rent from the in-place tenant through the remaining lease term helps offset mortgage and holding costs while you plan, design and prepare the space for your own occupancy.

BUILD EQUITY

Owning commercial real estate builds long-term wealth through mortgage paydown, property appreciation, and growing equity. Rather than paying rent that builds someone else's wealth, invest in an asset that strengthens your financial position and secures your future.

LEVERAGE

The equity built up in your property isn't just a number on paper, it can serve as collateral to secure additional funding, giving you the financial flexibility to expand or invest further in your business.

SHIELD AGAINST DRASTIC RENT INCREASES

Ownership protects against unpredictable rent increases and market volatility, providing stable occupancy costs, particularly as recent Marine Drive storefront leases have achieved base rents of $45–$50 per square foot, fully net.

AVOID LANDLORD-IMPOSED LIMITATIONS

Owning your space removes lease restrictions, rent escalation risks, and limitations on use or alterations, giving you greater operational control.

CUSTOMIZE YOUR SPACE

Retain and build upon your tenant improvements without concern for lease expiries or landlord approvals.

DIVERSIFY YOUR BUSINESS PORTFOLIO

Commercial property ownership adds diversification, helping balance risk and provide long-term financial resilience.

ADDITIONAL CONSIDERATIONS

Commercial real estate ownership offers potential tax benefits, including deductions for mortgage interest, property expenses, and depreciation. Holding property in a separate corporation can also help protect assets from business liabilities.

Ask us about high-leverage financing options!

SALIENT FACTS

Municipal Address	1015 - 1039 Marine Drive, North Vancouver, BC
Property Type	Currently Freehold; Stratification Underway

Available Units

Unit	Area	Comments
1015A	2,792 SF + Patio	Restaurant Space + Patio
1015B	Main 1,930 SF Mezzanine 619 SF Total 2,549 SF	Corner Unit with Mezzanine
1021	3,610 SF	Corner Unit
1025	1,051 SF	Corner Unit on Breezeway
1035	Main Floor 8,012 SF Second Floor 1,196 SF Total 9,208 SF + Exterior Patio	Fully Improved Daycare + Exterior Patio
1037	1,804 SF	Corner Unit on Breezeway
1039	2,374 SF	Quick Service Restaurant Space
200	21,580 SF + Balcony	Ground Floor Space can be expanded
TOTAL	Second Floor 21,097 SF Lobby 484 SF Total 21,581 SF	Plus Patios, Balcony, & Exterior Playground

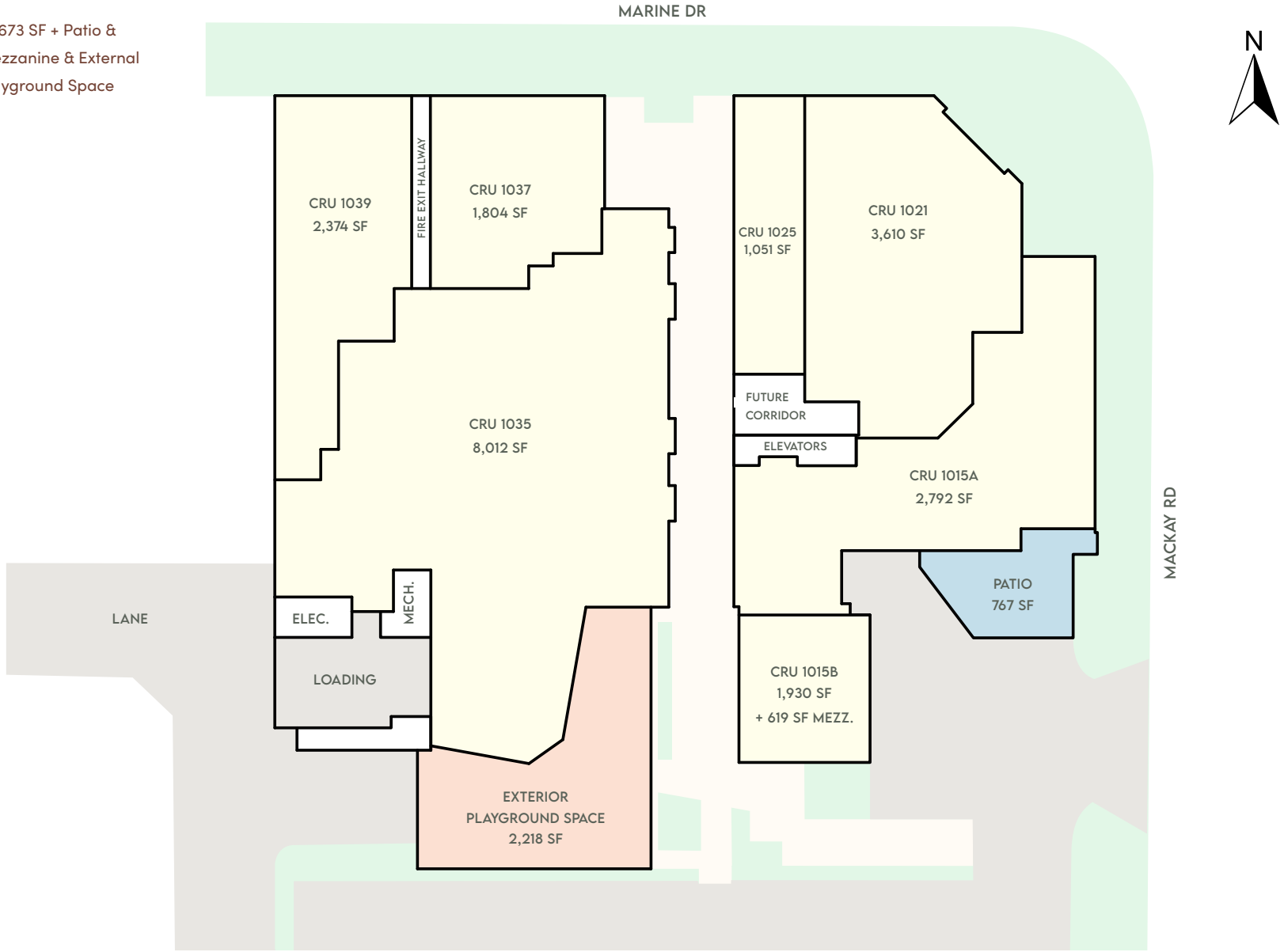
Site Area (SF)	52,745 SF
Zoning	CD-21 permitting retail uses, professional offices, personal services, shops, office purposes, retail food services, and restaurants
Traffic Count	30,755 vehicles per day as of January 2026 *Source: Sitewise*
Property Taxes (2025)	$201,963.70 ($4.85 per SF); before stratification
Year Built	2000
Building Type	High exposure, 2-level commercial building
Parking	Surface: 42 stalls Subsurface: 71 stalls Total: 113 stalls *EV Charging Available*
Asking Price	Please Contact Listing Agents





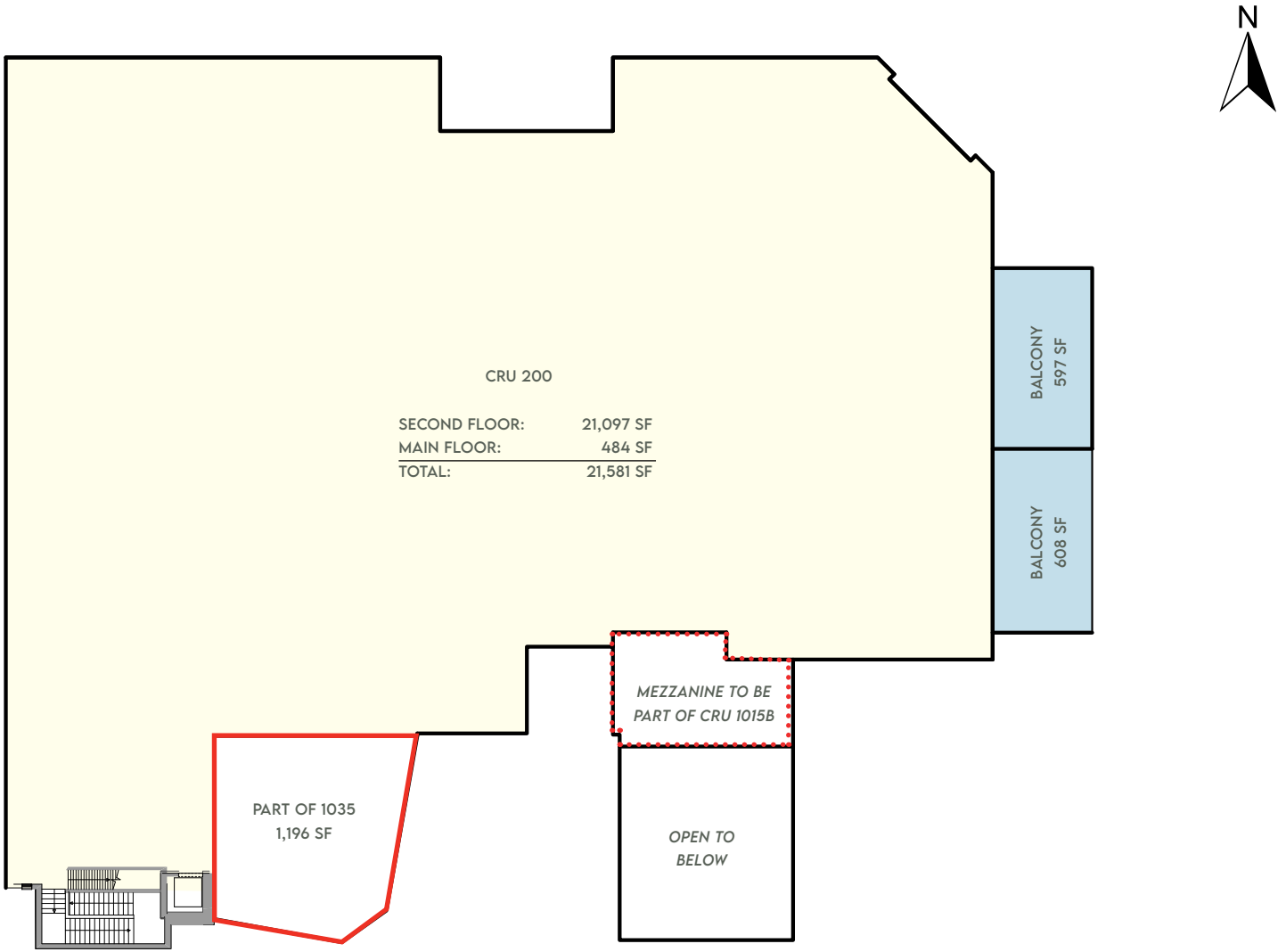
GROUND FLOOR

Main Level	22,673 SF + Patio & Mezzanine & External Playground Space



SECOND LEVEL - OPTION 1

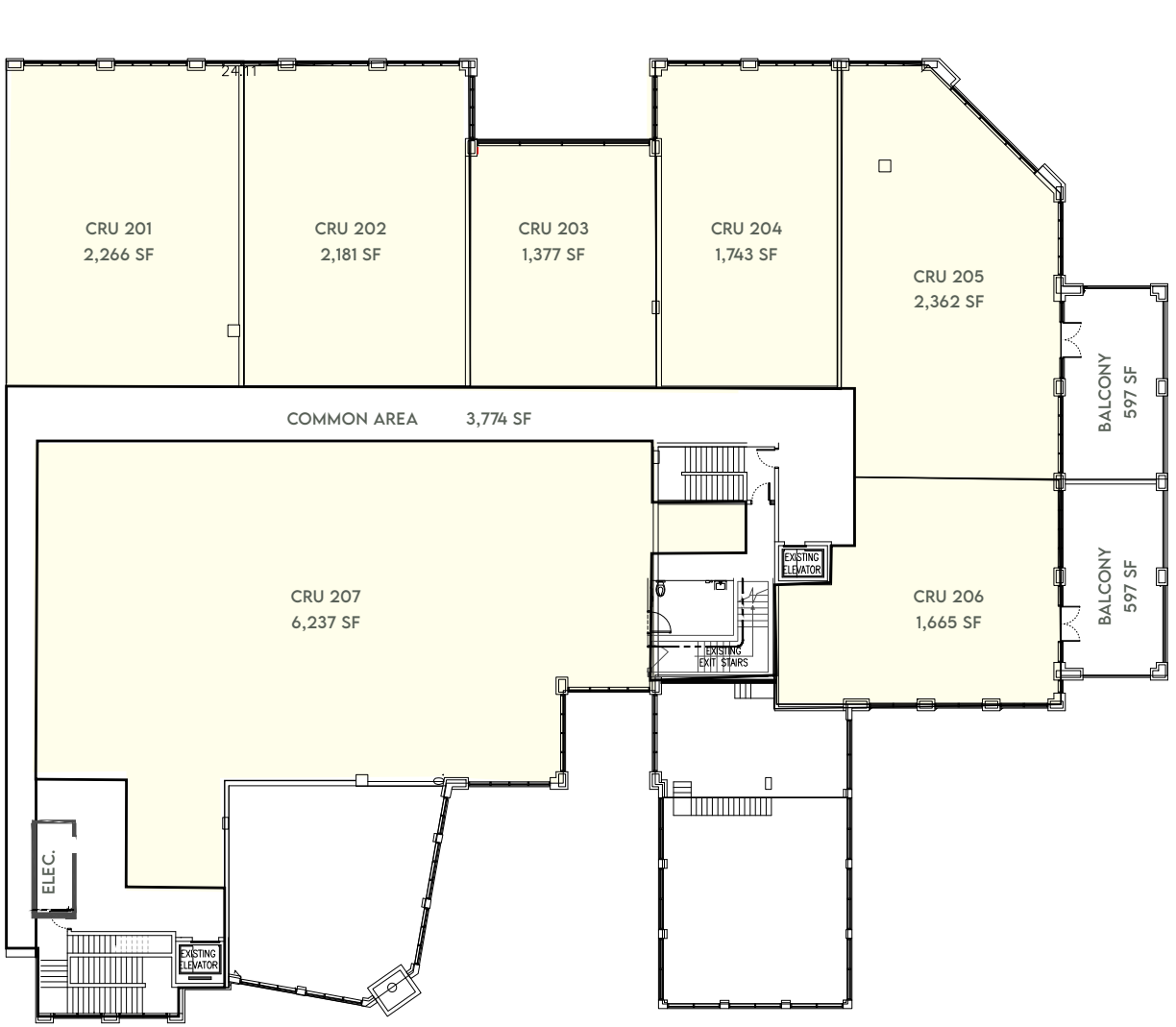
Second Level	21,581 SF
Balcony	1,205 SF



SECOND LEVEL - OPTION 2

CONCEPTUAL ONLY

Second Level	17,831 SF
Common Area	3,774 SF
Balcony	1,194 SF



SITINGS

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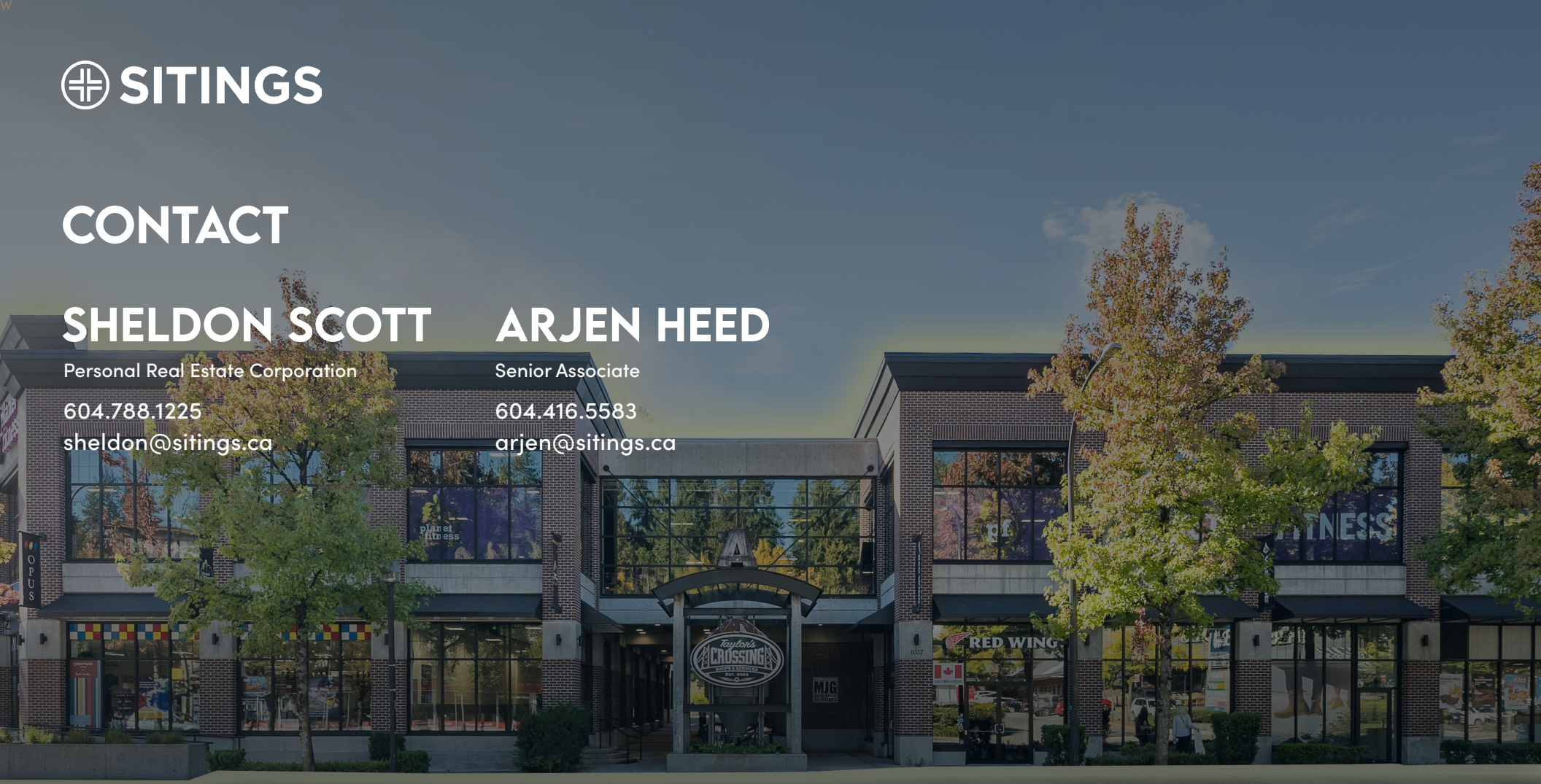
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