

**AVISON
YOUNG**

**CHARD
DEVELOPMENT**

FOR LEASE

10,000 SF OF NEW RETAIL SPACE
IN CENTRAL LONSDALE

1441 ST. GEORGES AVENUE

NORTH VANCOUVER, BC



JOIN 
Overland Co.

avisonyoung.com

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 **CANADA
BEST
MANAGED
COMPANIES**

Platinum
member

1441 St. Georges Avenue

North Vancouver, BC



EXECUTIVE SUMMARY

AVAILABLE AREAS

WEST BUILDING

Address	Size (sf)
143 East 15th Street	3,000 sf
147 East 15th Street LEASED	1,950 sf
155 East 15th Street	2,160 sf

EAST BUILDING

Address	Size (sf)
161 East 15th Street	960 sf
163 East 15th Street LEASED	2,230 sf
165 East 15th Street	UNDER CONTRACT 880 sf
167 East 15th Street	UNDER CONTRACT 767 sf

AVAILABILITY

Q4 2020

ESTIMATED OPERATING COSTS (2021)

\$14.30 psf / annum

ZONING

C1-B: This Comprehensive Development Zone allows for a wide range of commercial uses, please contact listing agents for a copy of the complete zoning bylaw

PARKING

Approximately 16 parking spaces and ample street parking on East 15th Street and St. Georges Avenue to the north

RENTAL TOWERS

255 Units Total

OPPORTUNITY

Avison Young is pleased to present the opportunity to lease highly-exposed retail space in North Vancouver on East 15th Street between Lonsdale Avenue and St. Georges Avenue. The property benefits from being directly across the street from Lions Gate Hospital. The subject property is four minutes away from Upper Levels Highway, 20 minutes by car to Downtown Vancouver, or 30 minutes away via the SeaBus at Lonsdale Quay.

The subject property is extremely well located within Central Lonsdale - the commercial hub of North Vancouver, home to major financial institutions servicing the North Shore. This culturally diverse area also offers a variety of restaurants, cafes, retailers, shops and services. Central Lonsdale has seen a significant amount of new development over recent years and is one of the fastest growing and most densely populated areas of North Vancouver in terms of residential density.

KEY HIGHLIGHTS

- Located in the heart of Central Lonsdale, the North Shore's premier commercial district
- Set within a high-quality new mixed-use development including rental residential, office and retail
- Adjacent to Lions Gate Hospital
- Well-serviced area by public transportation
- Child care facility proposed within the development
- Densely populated region

DEMOGRAPHICS

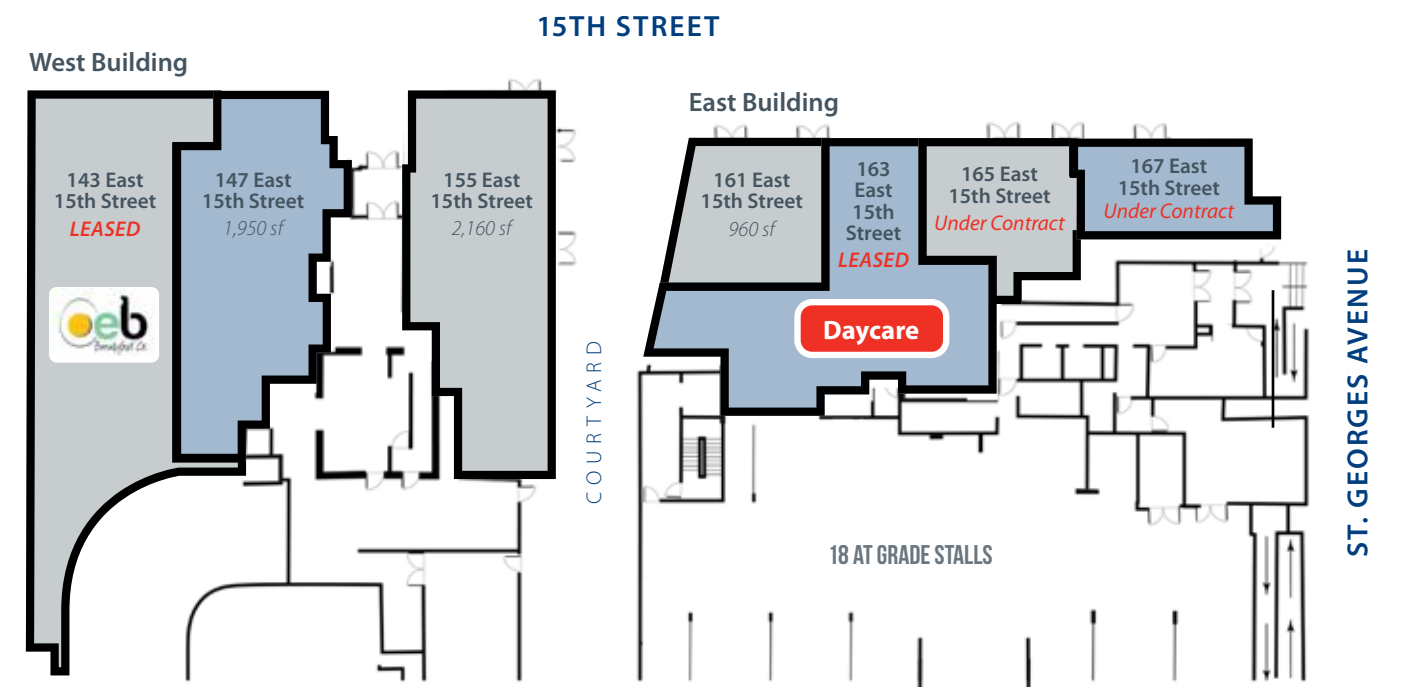
Census Summary	1 km	3 km
Population		
2018 Population estimate	25,626	85,099
Change in Households (percent) 2018 to 2023	13.9%	11.5%
Total Daytime Population		
Daytime Employees	9,145	42,161
Daytime Population at home	10,446	35,633
Total	19,591	77,794

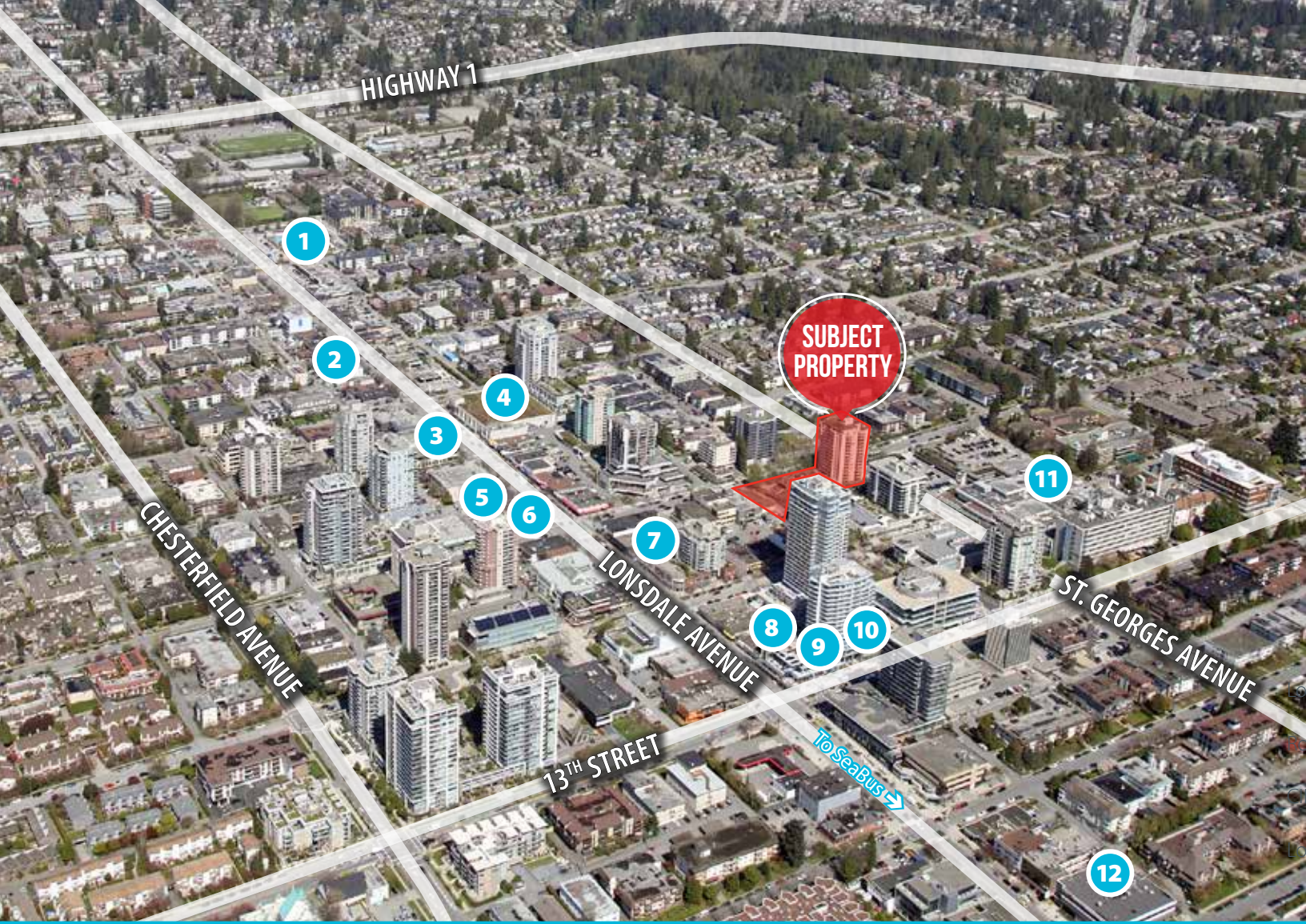
WALK SCORE
Walker's Paradise
Daily errands do not require a car

TRANSIT SCORE
Good Transit
Many nearby public transportation options

BIKE SCORE
Very Bikeable
Mostly flat, excellent bike lanes

FLOOR PLANS





AMENITIES

- | | | |
|-------------------------------|---------------------------|--|
| 1 London Drugs | 5 Bank of Montreal | 9 Shoppers Drug Mart |
| 2 Royal Bank of Canada | 6 Tim Hortons | 10 Steve Nash Fitness World & Sports Club |
| 3 CIBC | 7 TD Canada Trust | 11 Lions Gate Hospital |
| 4 Loblaws City Market | 8 Whole Foods | 12 Club16 Trevor Linden Fitness |

Partnership. Performance.

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