

FOR LEASE | BEST RETAIL RESTAURANT BLOCK ON THE NORTH SHORE  
**11-13 LONSDALE AVENUE**  
NORTH VANCOUVER, BC

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



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CELEBRATING OVER  
**50**  
YEARS IN VANCOUVER



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#### Location

Lee & Associates is pleased to present a rare opportunity to lease two separate retail storefronts: a 705 SF space including a 565 SF mezzanine at 11 Lonsdale Avenue, and an 856 SF retail space at 13 Lonsdale Avenue. The units are located on the sunny west side of the highly strategic first block of Lonsdale Avenue, between Carrie Cates Court and Esplanade. 13 Lonsdale includes 100 amps of 3-phase power and a barrier-free washroom. Would you like a retail location on the most desired restaurant block in all of North and West Vancouver?

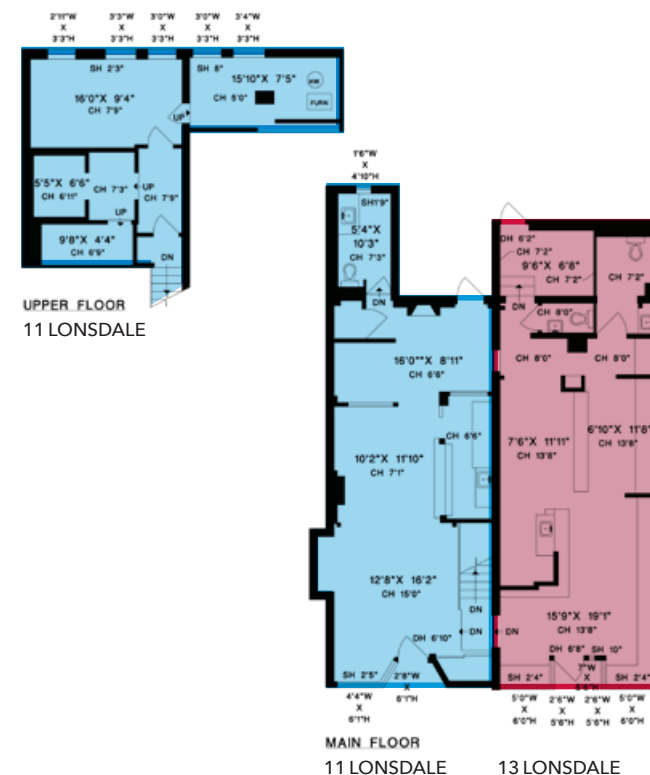
#### Subject Property

This AAA location benefits from great street frontage onto the popular bustling Lower Lonsdale retail corridor. Now fondly referred to as "LoLo", this area has seen massive growth in population and density over the last ten years with more coming. Traffic generators include:

- ▶ SeaBus with 8,500+ passengers per day or 6.1 million per year;
- ▶ Esplanade four-lane highway connects the low road to West 3rd Street;
- ▶ ICBC head office 148,000 SF;
- ▶ 221 West Esplanade 155,000 SF building;
- ▶ BCIT Marine Campus of over 20,000 SF;
- ▶ Lonsdale Quay Market – 45,000 SF with Quay Hotel with a newly opened King Taps restaurant
- ▶ Fun new frolicking from LoLo's breweries, distilleries, many popular bars and eateries, as well as the very popular Nook and JOEY Shipyards.

If you have been thinking about a new location in LoLo before, now is the time to jump in because finally the gang's all here!

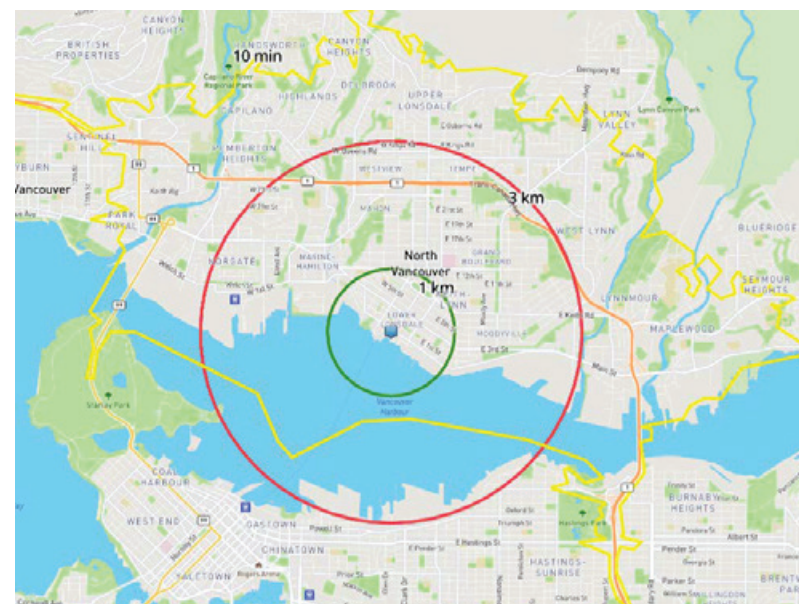
#### PLANS



Unit	Size (Approx)	Net Rent	Additional Rent (2025 est.)	Gross Rent
11	Retail area 705 SF	\$4,465.00/mo \$76.00 PSF	\$865.64/mo \$14.73 PSF	\$5,330.64/mo \$90.73 PSF
	Mezzanine 565 SF			
	<b>Total 1,270 SF</b>			
13	856 SF	\$5,482.68/mo \$76.86 PSF	\$1,050.74/mo \$14.73 PSF	\$6,533.42/mo \$91.59 PSF

## Property Highlights

- ▶ 100 amps 3-phase power each with existing washroom
- ▶ Highest pedestrian and vehicle traffic on Lonsdale
- ▶ Rarely available sunny patio ½ block from Esplanade highway
- ▶ 10 years of term certainty available
- ▶ Close proximity to SeaBus connecting to Skyrain and major North Shore bus loop
- ▶ Near waterfront park, seawall walk and city skate plaza
- ▶ Neighbourhood is transitioning with more upper tier casual and edgy independent restaurants such as JOEY and Browns (note there are two Browns restaurants on Lonsdale only 17 blocks apart), Nook, Fishworks, PIER 7, Tap & Barrel, Meat at O'Neills, Farina A Legna, Ernest Ice Cream, Doce Amore, and a brand new 10,000 SF King Taps that just opened



Demographics	1 km	3 km	10 min drive
Population	23,988	76,997	135,069
Median Age	40.4	40.8	41.4
Households	11,946	32,850	53,524
Avg. Household Income	\$119,602	\$135,617	\$155,188
Total Daytime Population	21,186	83,990	128,605

Source: Environics Analytics 2024 Estimate



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