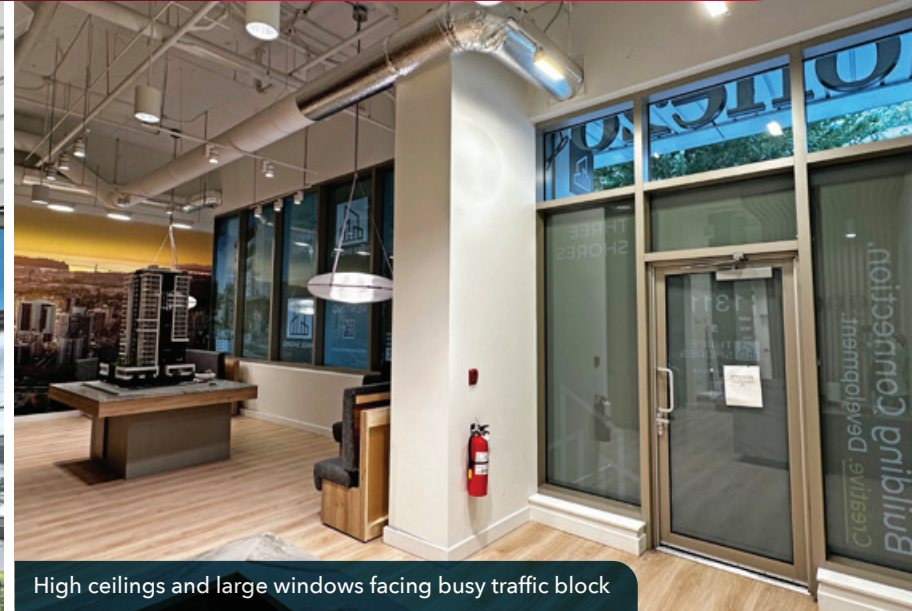


FOR LEASE | CENTRAL LONSDALE HIGH TRAFFIC RETAIL
1311 LONSDALE AVENUE
NORTH VANCOUVER, BC



High exposure street front entrance



High ceilings and large windows facing busy traffic block



Approximately 35 feet of retail frontage

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FOR LEASE | CENTRAL LONSDALE HIGH TRAFFIC RETAIL 1311 LONSDALE AVENUE NORTH VANCOUVER, BC

Location

Lee & Associates is pleased to present the opportunity to lease a fully built-out retail store at 1311 Lonsdale Avenue. This rarely available 2,248 SF retail space is situated in a new high quality building on the west side of the most strategic retail blocks of Central Lonsdale.

Subject Property

This AAA location benefits from over thirty-five (35) feet of street frontage facing the much sought-after Central Lonsdale retail corridor. Traffic generators include:

- ▶ SeaBus with 8,500+ passengers per day or 6.1 million per year
- ▶ Lions Gate Hospital
- ▶ Shipyards District
- ▶ Lonsdale Quay Market - 45,000 SF with Quay Hotel
- ▶ Fun new frolicking from LoLo's breweries, distilleries, many popular bars and eateries, as well as the long awaited King Taps (Earl's concept), and JOEY Shipyards.

If you have been thinking about a new location in North Vancouver now is the time to jump in!

Size

2,248 SF rentable, 1,837 SF useable

Additional Rent (2026 Estimate)

\$13.00 PSF including management fee

Net Rent

\$57.00 PSF in year 1

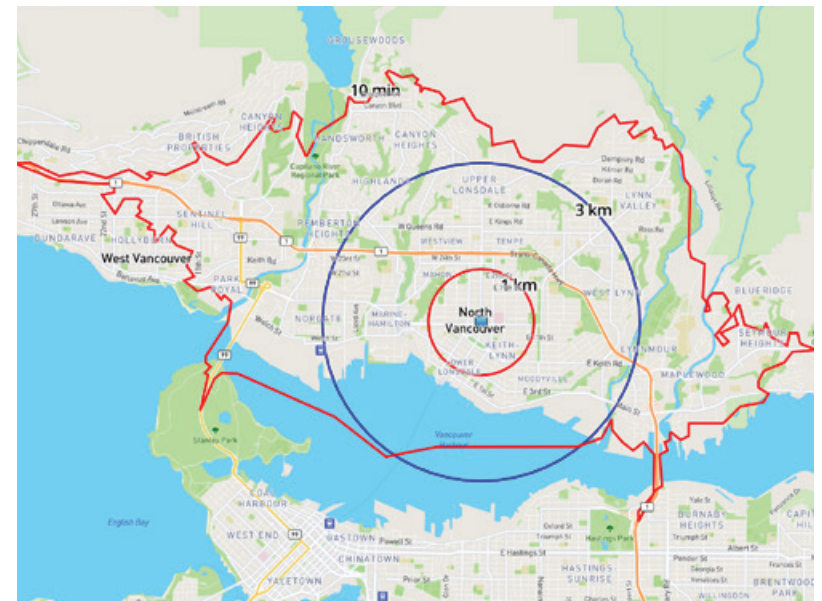
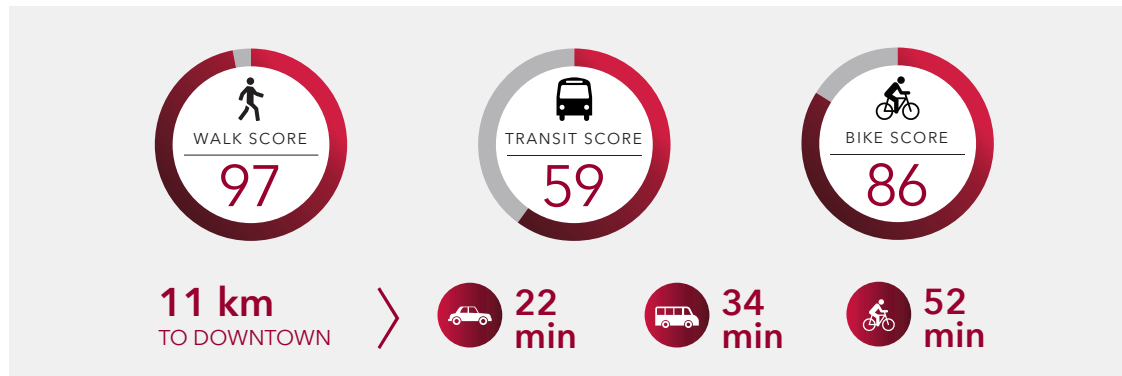
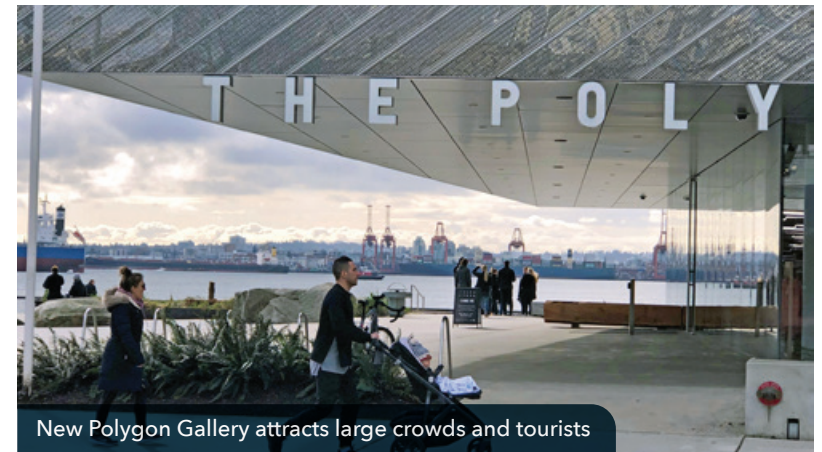
Gross Monthly Rent

\$13,113.33 plus utilities & GST



Property Highlights

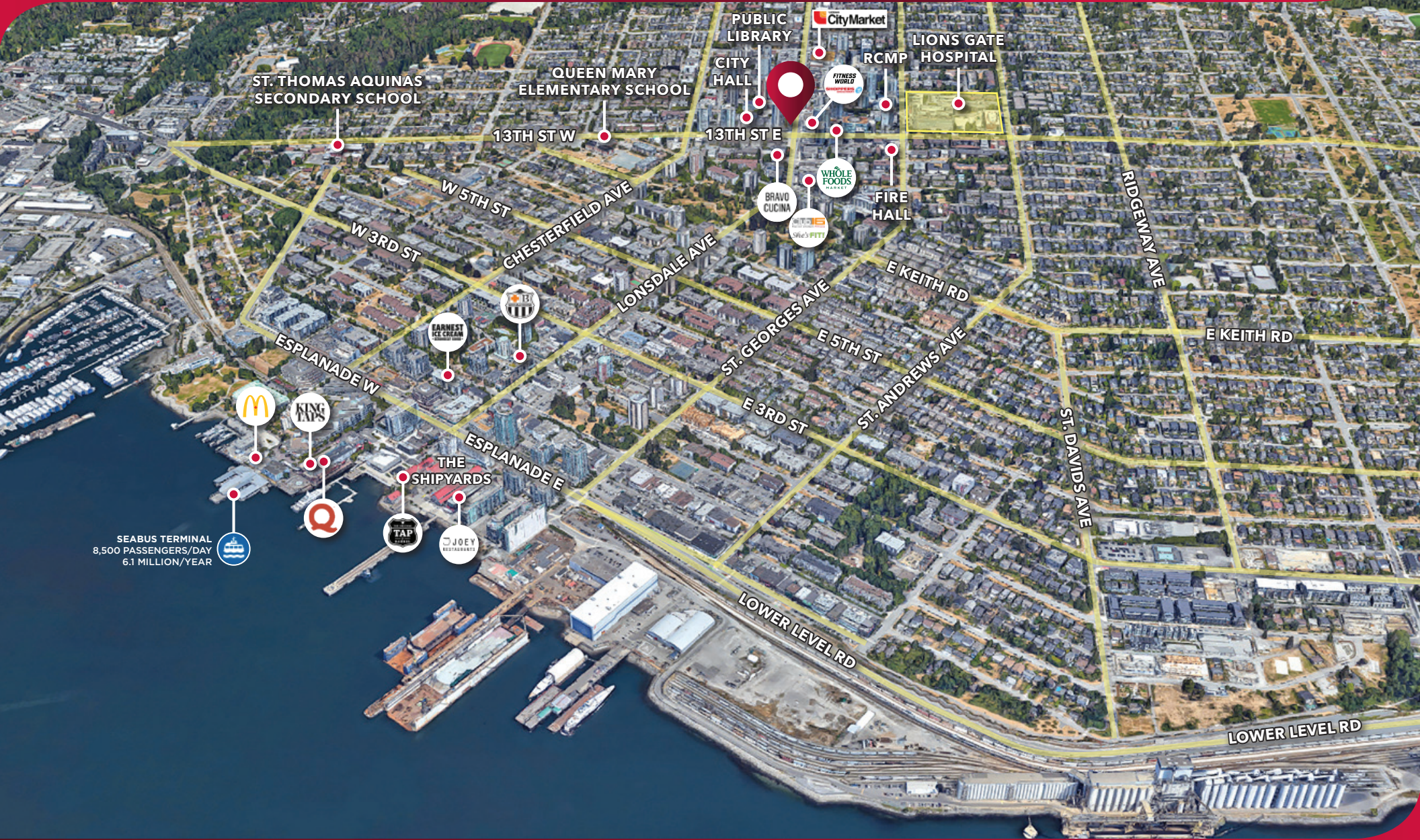
- ▶ 200 amps 3-phase power
- ▶ High volume pedestrian and vehicle traffic between 13th & 17th Streets along Central Lonsdale
- ▶ Close proximity to SeaBus connecting to SkyTrain and major bus loop to Downtown
- ▶ Near Lions Gate Hospital, City Hall, RCMP headquarters, and the public library
- ▶ Neighbourhood is transitioning with more upper tier casual and edgy independent restaurants such as the brand new JOEY and Browns (note there are two Browns restaurants on Lonsdale only 17 blocks apart), Nook, Fishworks, PIER 7, Jam, Tap & Barrel, King Taps (Earl's concept), Bridge Brewery, Bravo Cucina, Farina a Legna, as well as Earnest Ice Cream and Dolce Amore.
- ▶ Festival traffic volume at Shipyards District throughout the year with civic water park and a city skating rink in the winter.



| Demographics | 1 km | 3 km | 10 min drive |
|--------------------------|-----------|-----------|--------------|
| Population | 35,677 | 97,274 | 156,181 |
| Median Age | 41.59 | 41.12 | 41.65 |
| Households | 16,843 | 39,898 | 60,642 |
| Avg. Household Income | \$120,880 | \$161,624 | \$177,943 |
| Total Daytime Population | 26,588 | 91,719 | 141,999 |

Source: Envrionics Analytics 2025 Estimate

FOR LEASE | CENTRAL LONSDALE HIGH TRAFFIC RETAIL
1311 LONSDALE AVENUE
NORTH VANCOUVER, BC



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