

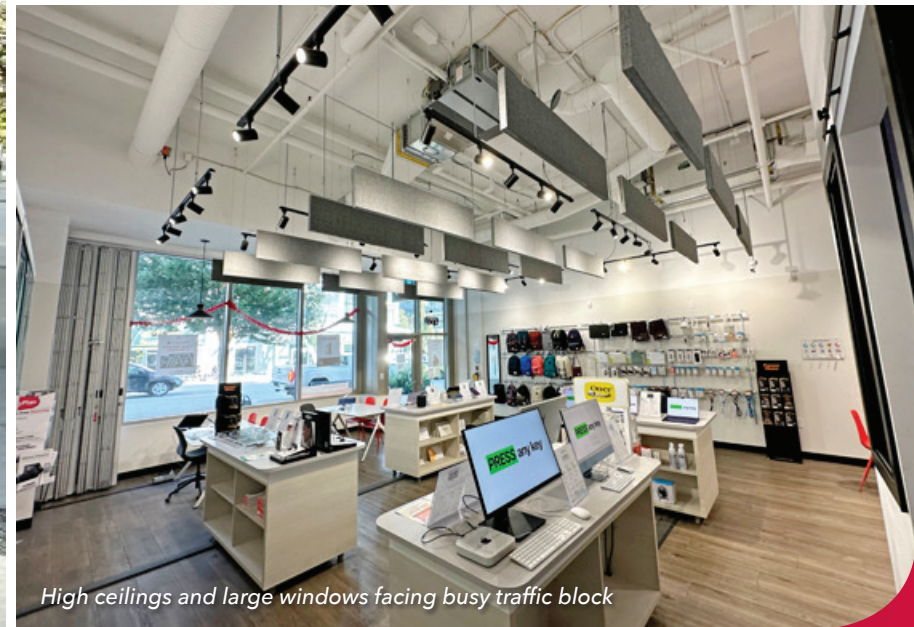
FOR SUBLEASE | CENTRAL LONSDALE HIGH TRAFFIC RETAIL
1321 LONSDALE AVENUE
NORTH VANCOUVER, BC



Busy retail block includes North Van City Hall and public library



Co-tenants include Chipotle, Ollie Quinn, Kinton Ramen, and Connect Hearing



High ceilings and large windows facing busy traffic block

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Location

Lee & Associates is pleased to present the opportunity to sublease a built-out retail store at 1321 Lonsdale Avenue. This rarely available 1,696 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 (30) feet of street frontage onto the popular bustling 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

1,696 SF rentable, 1,586 SF useable

Additional Rent

\$12.20 (2024 estimate)

Net Rent

\$53.00 PSF

Gross Monthly Rent

\$9,122.57 plus utilities & GST



High co-tenant traffic

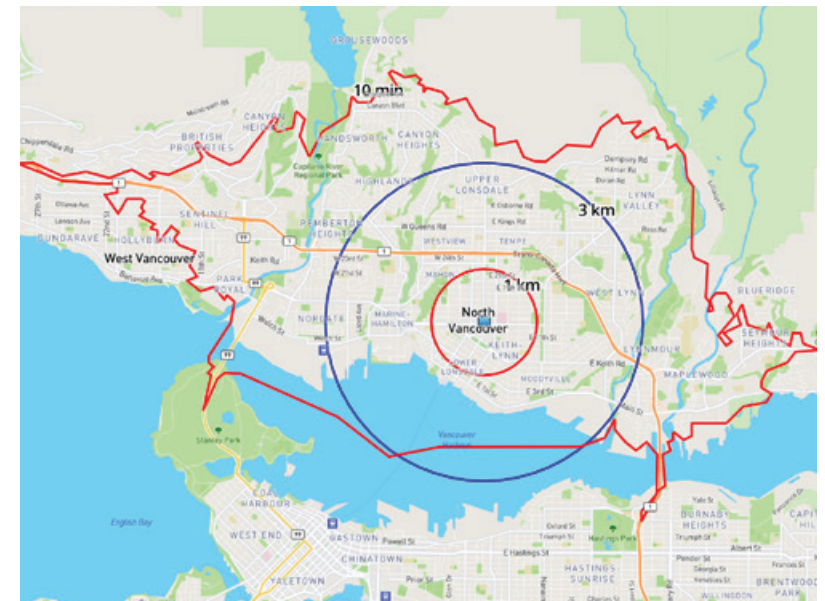
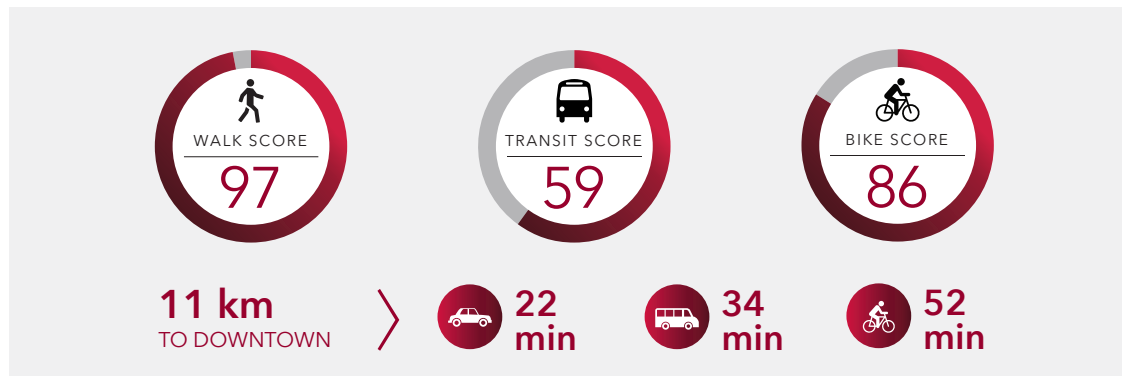


Festival events fill every patio



Property Highlights

- ▶ 200 amps 3 phase power with one (1) existing barrier-free washroom
- ▶ 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, 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), Meat at O'Neills, 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	35,262	96,576	154,864
Median Age	41.8	41.2	41.6
Households	16,517	39,358	59,862
Avg. Household Income	\$113,687	\$148,116	\$164,178
Total Daytime Population	27,702	91,295	140,878

Source: Envrionics Analytics 2023 Estimate

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