

FOR LEASE | HIGH PROFILE RETAIL CORNER
21 LONSDALE AVENUE
NORTH VANCOUVER, BC



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Location

Lee & Associates is pleased to present a rare opportunity to lease a high-traffic retail corner space at 21 Lonsdale Avenue, comprising 2,283 SF of prime main floor retail space, plus a bonus 2,271 SF basement. The space is located on the sunny west side of the highly strategic first block of Lonsdale Avenue, between Carrie Cates Court and Esplanade. 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 over 85 lineal feet of high profile street frontage onto the 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!



Size (Approx)	Net Rent	Additional Rent (2026 est.)	Gross Rent
2,283 SF main floor (2,271 SF free basement)	\$56.00 PSF \$10,654.00/mo	\$17.45 PSF \$3,319.86/mo	\$73.45 PSF \$13,973.86/mo*

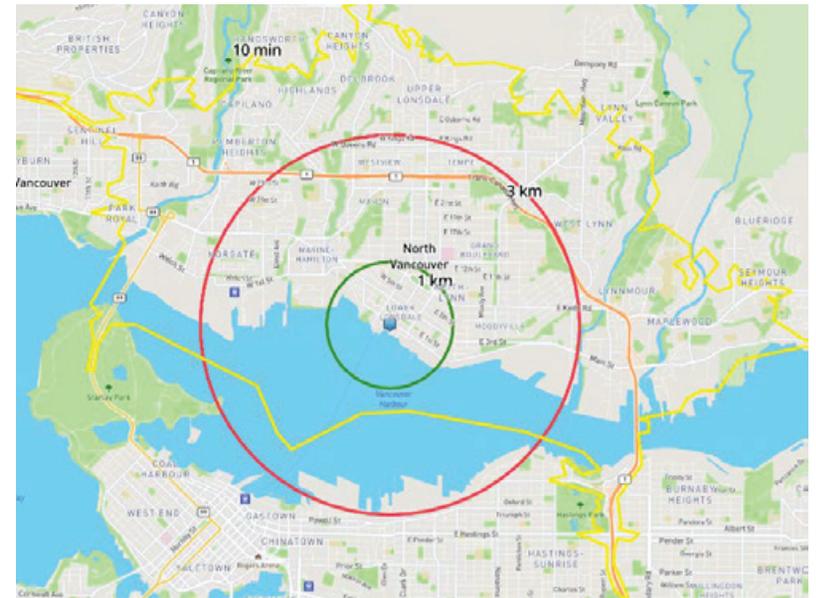
*Approximate, plus GST & utilities

Property Highlights

- ▶ 200 amps 3-phase power with existing washrooms on main floor and basement
- ▶ Highest pedestrian and vehicle traffic on Lonsdale
- ▶ 3 offices plus kitchen in basement
- ▶ 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, Jam Café, Farina A Legna, Ernest Ice Cream, Doce Amore, and a brand new 10,000 SF King Taps that just opened
- ▶ Shipyards Festival traffic all summer
- ▶ 70 artisan holiday huts generate a month of peak winter traffic over the Christmas season



New Polygon Gallery attracts large crowds and tourists



Large neighbourhood employers and shopping attractions



View of downtown during cruise ship season

Demographics	1 km	3 km	10 min drive
Population	24,012	77,424	136,688
Median Age	40.08	40.67	41.37
Households	11,991	33,298	54,325
Avg. Household Income	\$128,672	\$147,739	\$168,309
Total Daytime Population	21,019	86,042	130,817

Source: Environics Analytics 2025 Estimate

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