

**AVISON  
YOUNG**

**CHARD**  
DEVELOPMENT

# FOR LEASE

10,000 SF OF NEW RETAIL SPACE  
IN CENTRAL LONSDALE

1441 ST. GEORGES AVENUE

NORTH VANCOUVER, BC



Partnership. Performance.

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Platinum member



# EXECUTIVE SUMMARY

Property Address	1441 St. Georges Avenue North Vancouver, BC	
Available Areas*	CRU 101	LEASED
	CRU 102	1,950 sf
	CRU 103	2,160 sf
	CRU 104	960 sf
	CRU 105	LEASED
	CRU 106	880 sf
	CRU 107	750 sf
*Approximate size		
Availability	Q4 - 2020	
Estimated Operating Costs (2020)	\$17.45 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 15<sup>th</sup> 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.

## 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

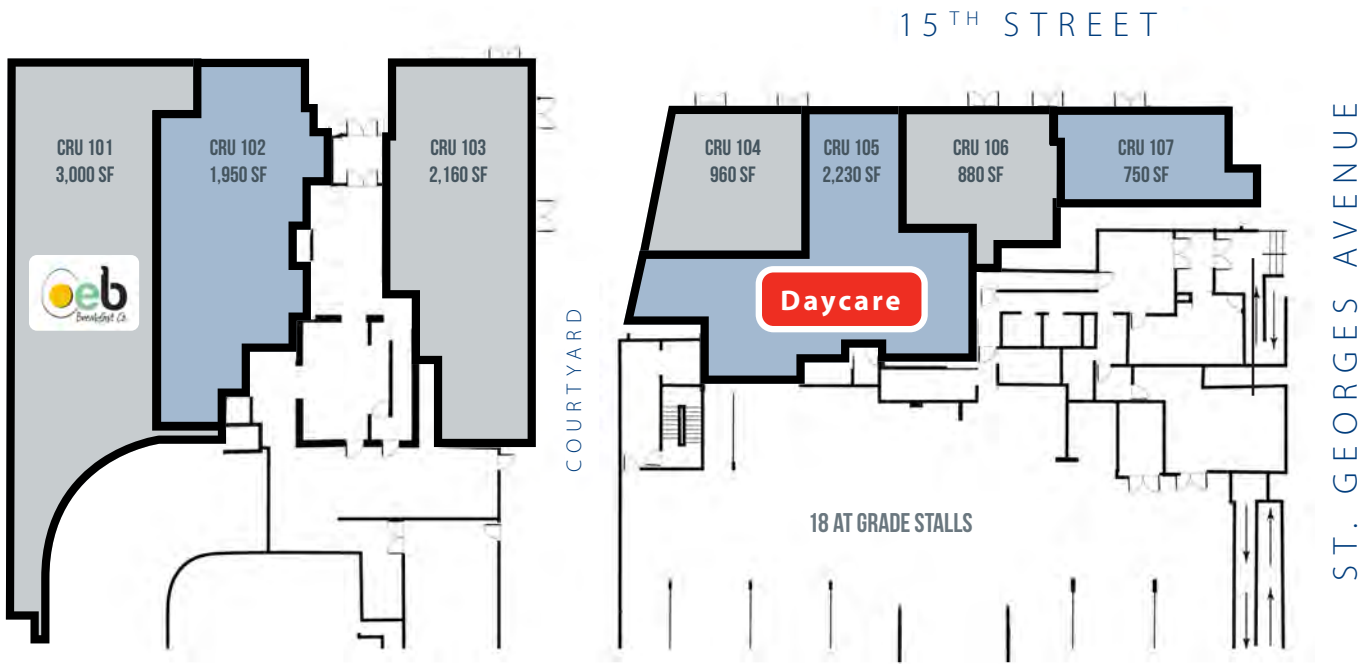


**TRANSIT SCORE**  
Good Transit  
many nearby public transportation options



**BIKE SCORE**  
Very Bikeable  
Mostly flat, excellent bike lanes

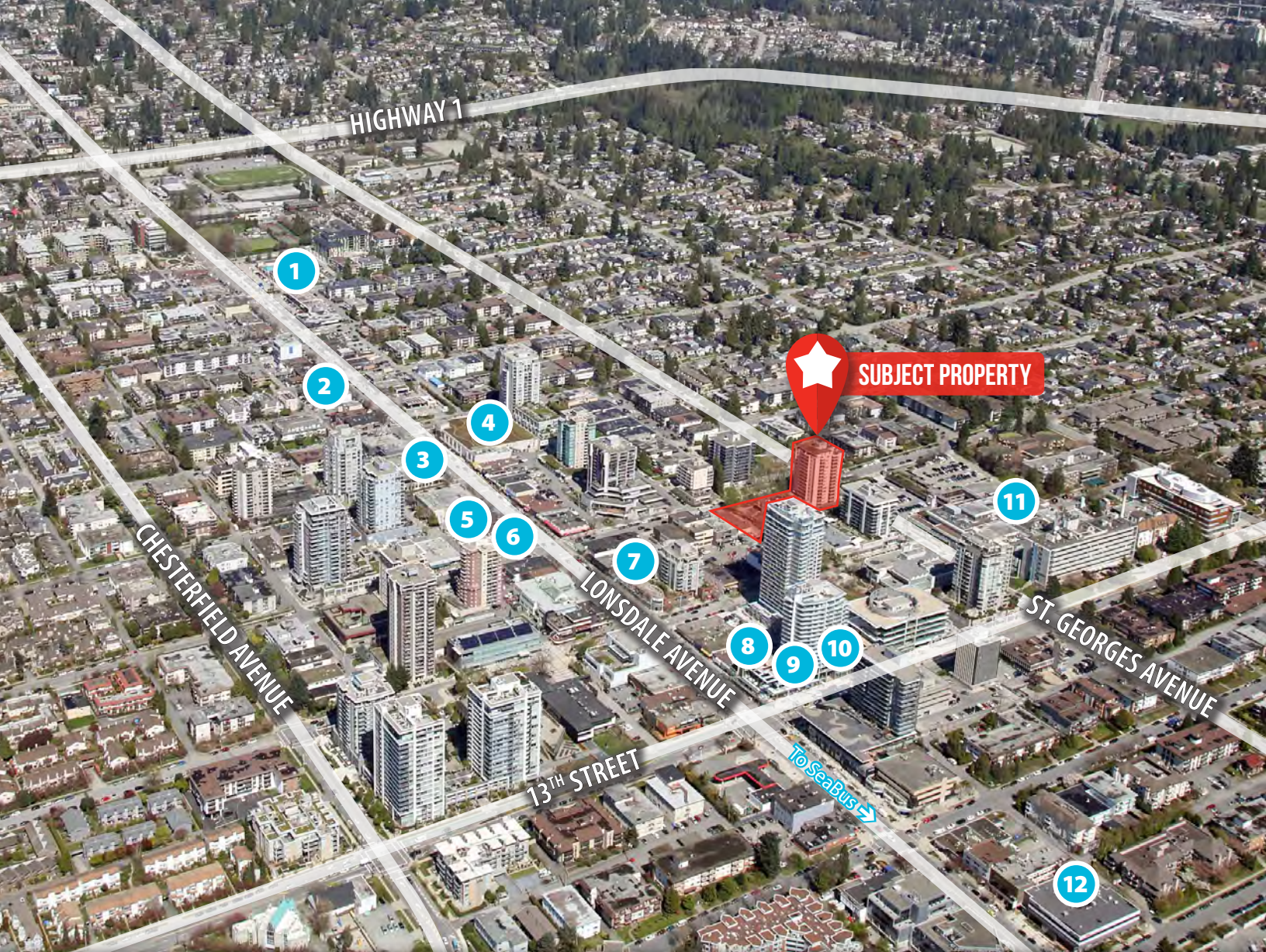
## FLOOR PLANS



## 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-served area by public transportation
- Child care facility proposed within the development
- Densely populated region





## 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           |

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