

RETAIL FOR LEASE  
820 MARINE DRIVE  
NORTH VANCOUVER, BRITISH COLUMBIA



CONTACT US

Lawson Chu  
Senior Sales Associate  
+1 604 662 5116  
lawson.chu@cbre.com

Michael Mylett  
Vice President  
+1 604 662 5162  
lawson.chu@cbre.com

**CBRE**

# FOR LEASE

820 MARINE DRIVE  
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## LOCATION OVERVIEW

The Subject Property is well located on Marine Drive in the Hamilton South submarket within the City of North Vancouver. Its central location boasts ease of access and exposure from both high amounts of vehicular and pedestrian traffic. The immediate neighborhood is quickly transforming with many newly completed, and proposed, mixed commercial use developments.

## SPACE FEATURES

- + Prominent frontage and storefront signage on Marine Drive
- + Located directly across the street from the new PriceSmart / Shoppers Drug Mart, Thrifty's and Bed Bath & Beyond
- + Located in the hub of rapidly changing commercial and residential neighbourhood.
- + Direct access on and off Marine Drive

## PROPERTY OVERVIEW

### UNIT SIZE

2,297 sq. ft.

### LEASE RATE

\$33.00 per sq. ft.

### ADDITIONAL RENT

\$12.00 per sq. ft. (estimate)

### ZONING

CS-1\*

### PARKING

3 stalls

### OCCUPANCY

Immediately

\*Tenant is responsible for verifying allowed uses as per the zoning

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