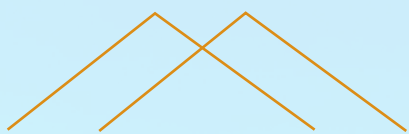


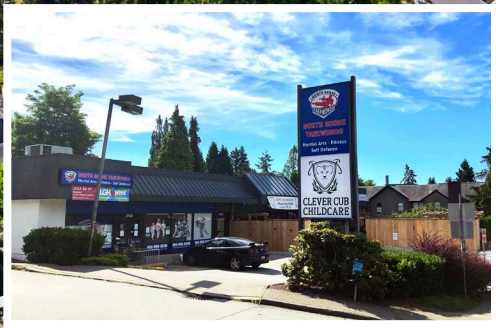
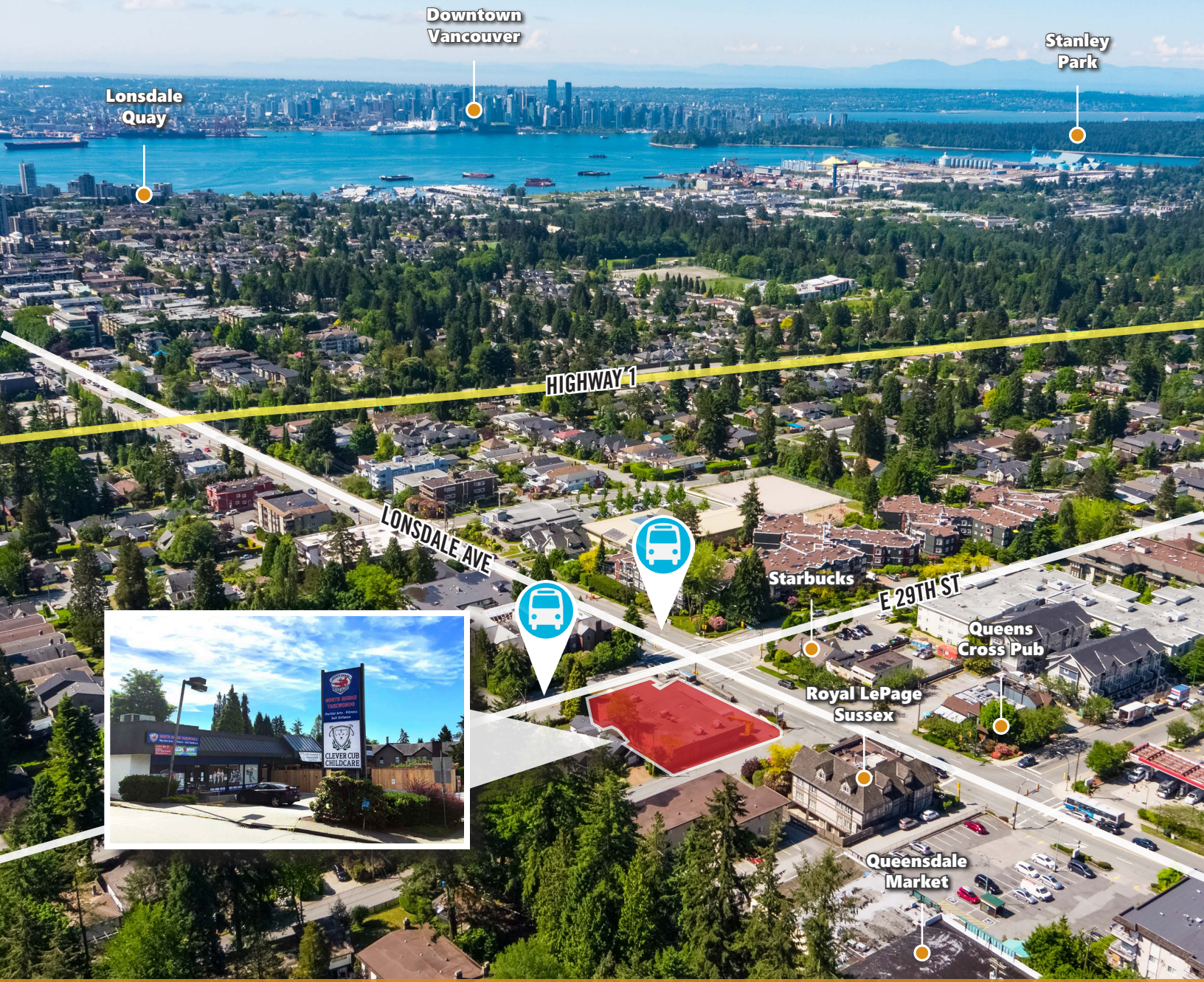
CBRE

FOR SALE



**LONSDALE RETAIL
PLAZA**

**2916 LONSDALE AVENUE
NORTH VANCOUVER, B.C.**



FULLY LEASED RETAIL PLAZA WITH RENTAL ESCALATIONS & MID TO LONG-TERM REDEVELOPMENT POTENTIAL!



SALIENT DETAILS

ADDRESS	2916 Lonsdale Avenue, North Vancouver, BC
SITE SIZE	± 15,000 SF* <small>*Approximate & subject to verification by the purchaser</small>
RENTABLE AREA	± 7,350 SF* <small>*Approximate & subject to verification by the purchaser</small>
CURRENT ZONING	General Commercial Zone 2 - C2
PARKING	24 underground stalls 12 surface stalls
OCP DESIGNATION	Commercial Residential Mixed Use Level 1
OCP DENSITY	Up to 1.75 FSR
TENANT OCCUPANCY	100% - 2 tenants Daycare & Taekwondo Studio
NET OPERATING INCOME	\$367,500
LIST PRICE	\$11,325,000



Prominently Situated at the corner of E 29th Street and Lonsdale Avenue

Example Rendering of a CRMU1 Development at 2916 Lonsdale Avenue.

PROPERTY HIGHLIGHTS

2916 Lonsdale Avenue is a ± 7,350 SF retail plaza centrally located on Lonsdale Avenue, one of North Vancouver's most prominent retail commercial corridors. The Subject Property is also located within a very affluent residential neighbourhood, is steps to public transportation, and is only 3 blocks north of the entrance to Highway 1, providing excellent connectivity to Downtown Vancouver and nearby municipalities.

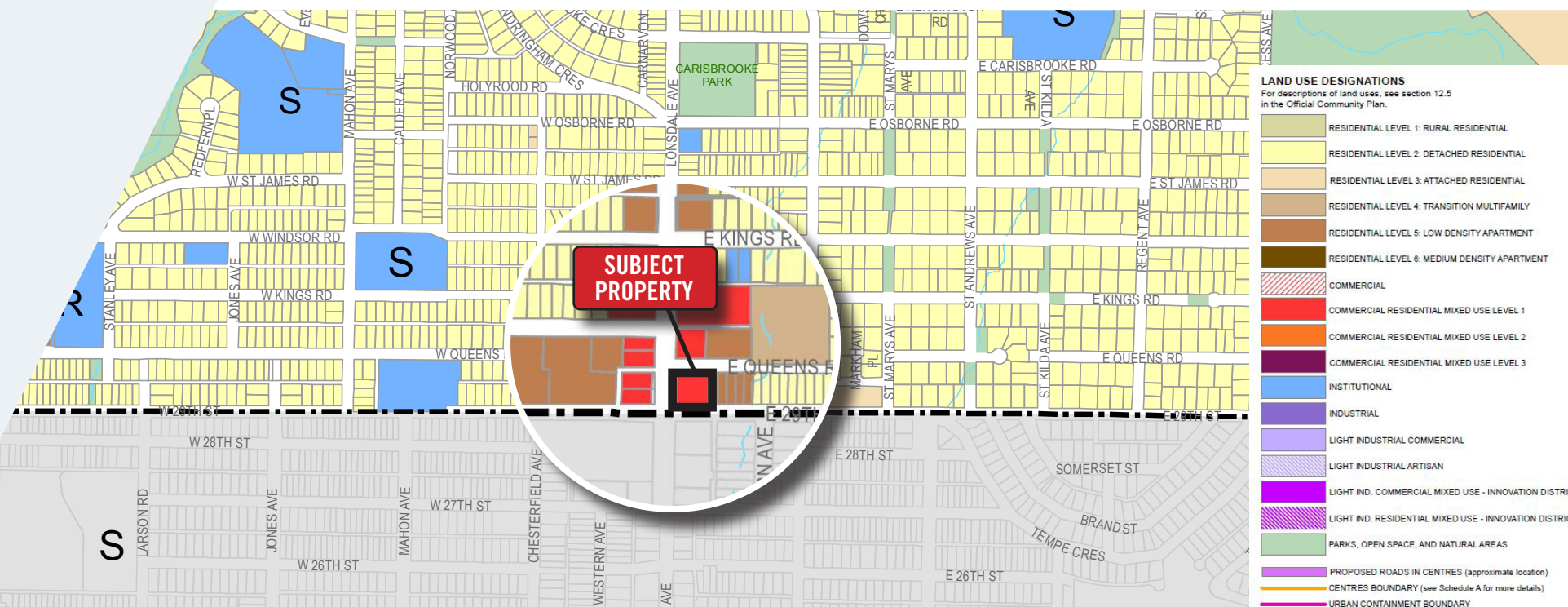
INVESTMENT HIGHLIGHTS

- Highly visible and easily accessible ± 7,350 SF retail plaza, strategically positioned on a large ±15,000 SF corner site with approximately 120 feet of frontage on Lonsdale Avenue;
- Currently 100% leased to 2 tenants: an established North Shore Taekwondo studio who's historically been a long-term tenant at this property and throughout North Vancouver, and Clever Cub Daycare Center, an extremely sought-after service in North Vancouver, which will be owned by an experienced operator who's well known and highly regarded in the child care community;
- Both tenants are signed to brand new long-term net leases with rental escalations throughout the term and comprise of early termination rights in favour the landlord;
- Lonsdale Retail Plaza is well located in Upper Lonsdale with a bus stop directly across the street, providing quick and easy transportation to and from Lonsdale Quay Market & the Seabus, which quickly connects to Waterfront Station in Downtown Vancouver in just 12 minutes;
- The property provides surface level parking and is built over top of a below-grade parking lot, providing approximately 36 parking spots combined;
- The property is identified within the District of North Vancouver's OCP, providing basis for future re-development;

This offering provides an exceptional opportunity for excellent holding income with an inherent underlying opportunity for future re-development in 8-10 years.

FUTURE REDEVELOPMENT POTENTIAL

The Subject Property is designated as Commercial Residential Mixed Use Level 1 (CRMU1). Areas designated for CRMU1 are intended predominantly for general commercial purposes, such as retail, service and offices throughout the District. Residential uses above commercial uses at street level are generally encouraged. Development in this designation allow for a 4-storey mixed-use development up to approx. 1.75 FSR. The property's location will also provide exceptional views of Downtown Vancouver from the upper floors.



Grouse Mountain

Mt. Seymour Provincial Park

Lynn Headwaters Regional Park

2916 LONSDALE AVE

Queensdale Market

Starbucks

Centennial Theatre

LONDON DRUGS

RBC

North Vancouver City Library

Harry Jerome Rec Center

CityMarket

SHOPPERS DRUG MART

BMO

City Hall



6 MIN DRIVE TO SEABUS & LONSDALE QUAY MARKET

POPULATION (2018) 133,312*

HOUSEHOLD INCOME (2018) \$120,049*

MEDIAN AGE 42.8*

WALK SCORE 79

*Within 5 km of the Subject Property

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