

CBRE

FOR SALE



**QUEENSDALE MARKET
SHOPPING CENTRE**

**3010 LONSDALE AVENUE
NORTH VANCOUVER, B.C.**

Downtown
Vancouver

Lonsdale
Quay

Stanley
Park

HIGHWAY 1



Starbucks

E 29TH ST

Lonsdale Plaza

Queens
Cross Pub

LONSDALE AVE



Esso

**41,610 SF
SITE AREA**

**FULLY LEASED GROCERY ANCHORED RETAIL PLAZA WITH
FUTURE REDEVELOPMENT POTENTIAL**

SALIENT DETAILS

ADDRESS	3010 Lonsdale Avenue, North Vancouver, BC
SITE SIZE	41,610 SF* <i>*Approximate & subject to verification by the purchaser</i>
RENTABLE AREA	12,882 SF
CURRENT ZONING	C2, General Commercial Zone 2
CURRENT DENSITY	Up to 1.75 FSR
OCP DESIGNATION	Commercial Residential Mixed Use Level 1
BUILDABLE	72,817.50 SF
TENANT OCCUPANCY	100% - 3 Tenants
CURRENT TENANTS	Queensdale Market, Westland Insurance Group Ltd., Queensdale Cleaners
ASSESSED VALUE	\$18,545,600
NET HOLDING INCOME	\$288,600
POTENTIAL NET INCOME	\$515,280
LIST PRICE	Contact Agent



Potential Development Views

Fourth floor height (approx.) providing both ocean and mountain views

DEVELOPMENT HIGHLIGHTS

- Current zoning provides for an immediate FSR of 1.75
- Property provides unobstructed city and ocean views along with the North Vancouver mountain range
- Situated on a large 41,610 SF efficiently shaped lot making it very desirable for any future design concept
- Designated for a 4-storey mixed-use development with commercial at grade and residential above
- Retail tenants provide holding income as developers begin to prepare for their proposed development
- Fully leased building anchored by the main grocery offering in the Upper Lonsdale area

PROPERTY HIGHLIGHTS

3010 Lonsdale Ave is a 12,882 sf grocery anchored retail plaza located on Upper Lonsdale Ave, one of North Vancouver's most prominent retail commercial corridors. The subject property is also located within a very affluent residential neighborhood, just steps to public transportation, Grouse Mountain, and 4 blocks from Highway 1, providing excellent connectivity to Lower Lonsdale and the SeaBus to Downtown Vancouver.

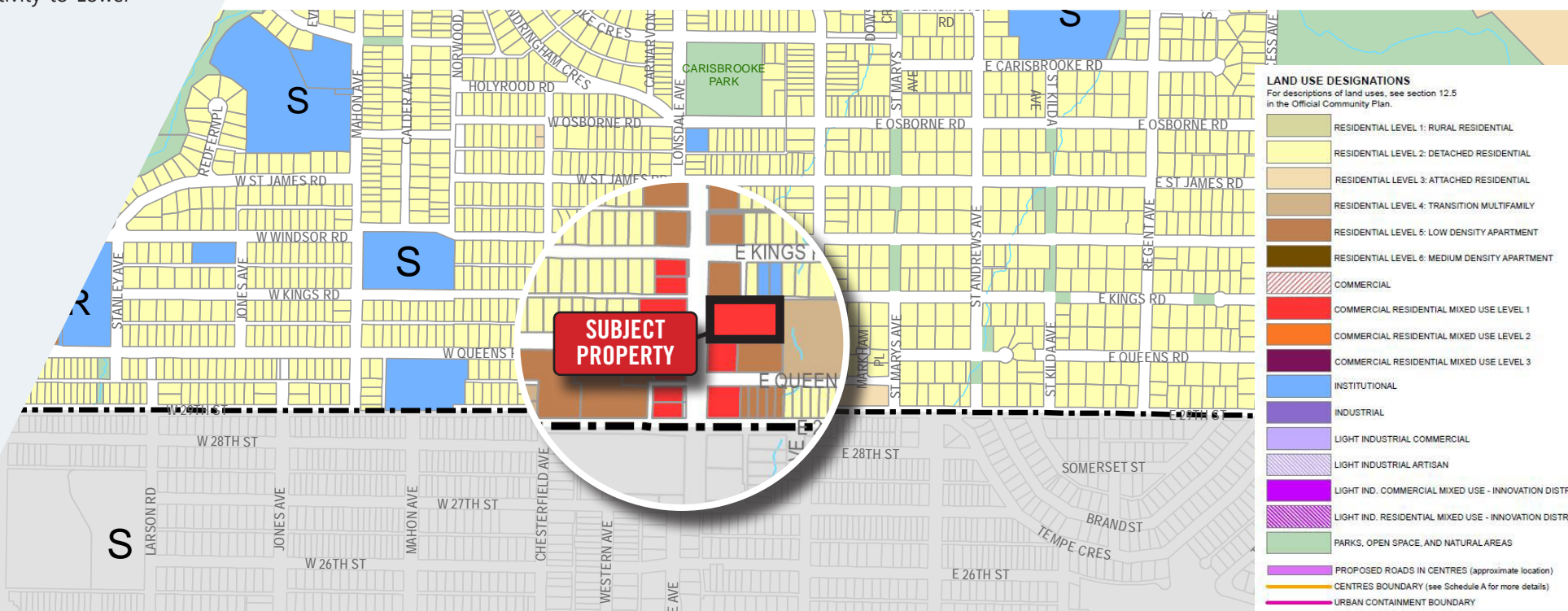
INVESTMENT HIGHLIGHTS

- Highly visible and easily accessible 12,882 sf +/- grocery anchored retail plaza, strategically positioned on a large 41,610 sf +/- lot with approximately 145 ft of frontage onto Lonsdale Avenue.
- Currently, 100% leased to 3 tenants: an established grocery retailer which has been established in the community and a long-term tenant for many years, the Westland Insurance Group, and Queensdale Dry Cleaners who are well known and trust business providers for the neighborhood.
- All tenants have signed to reasonable terms with flexibility, allowing for renewals or redevelopment in the near term.
- The 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 and the SeaBus which quickly connects to Waterfront Station in Downtown Vancouver just 12 minutes.
- The property provides ample surface level parking making it a convenient and efficient shopping experience for customers of the tenants.
- The property is identified within the District of North Vancouver's OCP, providing the basis for future development.

This offering provides an exceptional opportunity for holding income with an inherent underlying opportunity for future re-development with 4-6 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 allows for a 4-storey mixed-use development up to 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

FOR SALE

3010
LONSDALE AVENUE



Lonsdale Plaza



Starbucks



HIGHWAY 1

Centennial Theatre



Harry Jerome Rec Center



LONDON DRUGS



North Vancouver City Library



LONSDALE AVE

CityMarket

SHOPPERS DRUG MART

BMO

City Hall



 6 MIN DRIVE TO SEABUS & LONSDALE QUAY MARKET

POPULATION (2020 Estimated)

97,597*

HOUSEHOLD INCOME (2020)

\$131,538*

MEDIAN AGE (2020)

43*

WALK SCORE

64

*Within 3 km of the subject property

FOR MORE INFORMATION, PLEASE CONTACT:

KEVIN MURRAY

Senior Sales Associate
Investment Properties
CBRE Limited, Capital Markets
604-662-5171
kevin.murray4@cbre.com

LANCE COULSON

PERSONAL REAL ESTATE CORPORATION
Executive Vice President
Investment Properties
CBRE Limited, Capital Markets
604-662-5141
lance.coulson@cbre.com

CBRE Limited | 1021 West Hastings Street | Suite 2500 | Vancouver, BC, V6E 0C3 | www.cbre.ca

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.

CBRE