



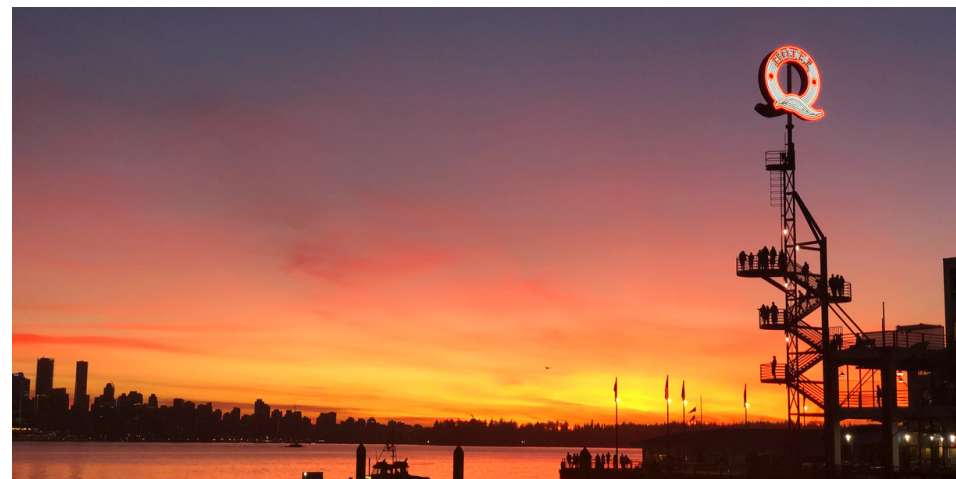
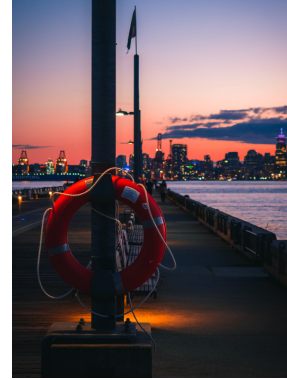
victor
Lower Lonsdale

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WELCOME TO THE NEIGHBOURHOOD

Located in the vibrant Lower Lonsdale neighbourhood of North Vancouver is Victor- 200 Esplanade West. This year-round waterfront destination is known for its vibrant culture, art, beautiful views, and rich history. Lower Lonsdale is home to The Shipyards and historic Lonsdale Quay Market. Additionally, it has become a robust hub for local shops, restaurants, specialty food stores, fitness studios, residential developments, and an array of community attractions.

The "Victor" development project is situated on a major thoroughfare offering excellent visibility and easily accessible to the surrounding residential community making it a perfect opportunity for new or expanding businesses.



Neighborhood Features

✓ 3-MINUTE WALK TO LONSDALE SEABUS FERRY TERMINAL AND BUS EXCHANGE.

✓ 5-MINUTE WALK TO SHIPYARDS EVENT AND COMMUNITY SPACE.

✓ 5-MINUTE WALK TO LONSDALE QUAY MARKET FEATURING 80+ SHOPS.

 Population (5km)
249,862

 Household Income (5km)
\$94,450

 Households (5km)
120,520





A

B

A

C

D

E

F

Mosquito Creek Marina

Waterfront Park

SeaBus & Transit Terminal

Lonsdale Quay Marketplace

The Shipyards

Brewery District

Lonsdale Ave

Esplanade

A Vibrant Mix of Retailers and Amenities

Food & Drinks

- Anatoli Souvlaki
- Browns Socialhouse
- Buddha-full
- Burgoo Bistro
- Earnest Ice Cream
- Farina a Legna
- Fishworks
- JOEY Shipyards
- Kitchen Craft Eatery
- La Cerveceria Astilleros
- Nemesis Coffee Polygon
- Nook Restaurant
- Sailor Hagar's Brew Pub
- Sushi Bella
- Tap & Barrel Shipyards
- The Gull Bar and Kitchen

Breweries & Distilleries

- Beere Brewery
- Copperpenny Distilling Co.
- House of Funk
- North Point Brewery
- Shaketown Brewing
- Streetcar Brewery

Health & Recreation

- Champions Martial Arts Academy
- Lagree West
- Obsession: Bikes
- Ride Cycle Club
- Salted Cycle
- Vibe Lounge

Shopping and Grocery

- BC Liquor Store
- BMO Bank of Montreal
- Foxy Farm Market
- IGA
- Lonsdale Quay Market
- Shipyards Night Market
- Shoppers Drug Mart
- TD Bank

Retail Leasing Opportunities

*Approximate unit sizes

Space	SF	Power	HVAC	Gas Line	Venting Capability
1	2,401 sf with patio option	400A	1 ton per 400 sf	1 inch	Yes
2	1,654 sf	200A	1 ton per 400 sf	1 inch	Yes
3	2,330 sf	200A	1 ton per 400 sf	1 inch	Yes
4	1,629 sf	200A	1 ton per 400 sf	1 inch	Yes
5	662 sf	200A	1 ton per 400 sf	1 inch	Yes



Available



Under Contract

Possession Q3 2023

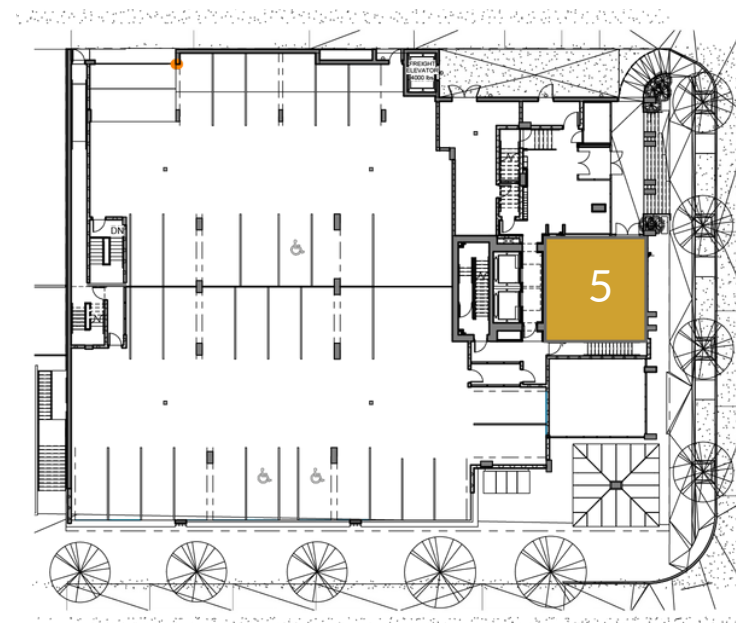
Availability

This development provides 10 customer parking spaces and retail units ranging from 1,629 sf - 2,401 sf (**options to combine**) with frontage along Esplanade and a 662 sf space with frontage along Chesterfield.

These brand-new opportunities are perfect for health or personal services, restaurants and light food services such as a coffee shop or bakery and more. Unit 1 also offers an excellent patio opportunity with a glass canopy that provides weather protection to most of the patio area (**patio permit application is up to the tenant to coordinate**).

Additional Rent: \$20.40 psf*

Asking Price: Contact Leasing Manager



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Become a part of the vibrant historic community of Lower Lonsdale.



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