



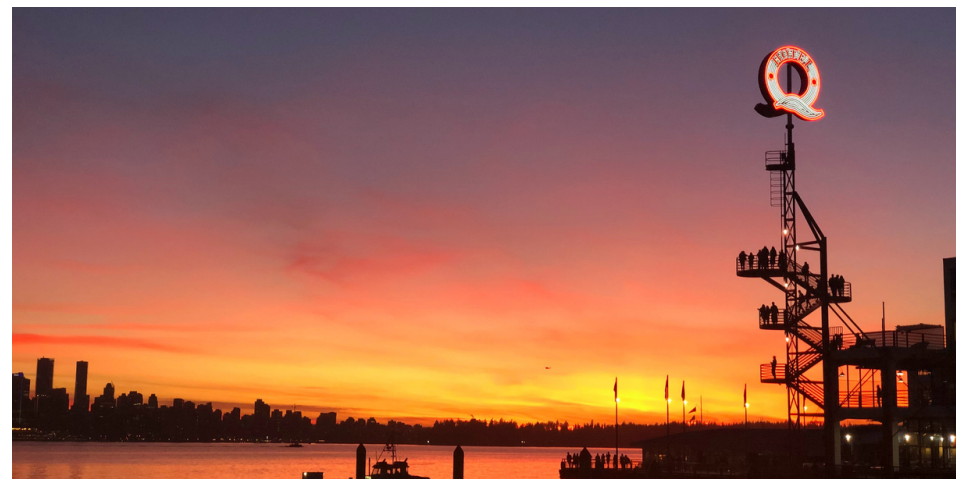
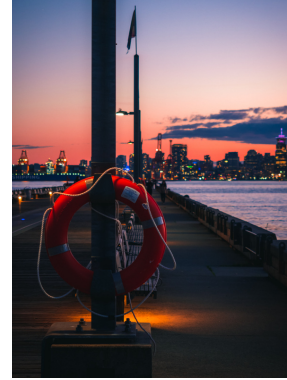
victor
Lower Lonsdale

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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

C

D

E

F

A Mosquito Creek Marina

B Waterfront Park

C SeaBus & Transit Terminal

D Lonsdale Quay Marketplace

E The Shipyards

F Brewery District

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

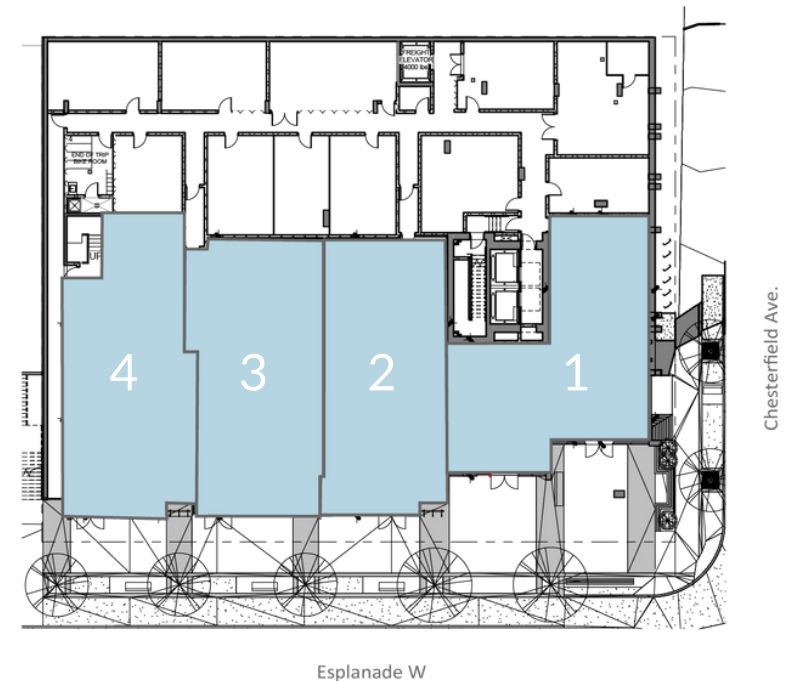
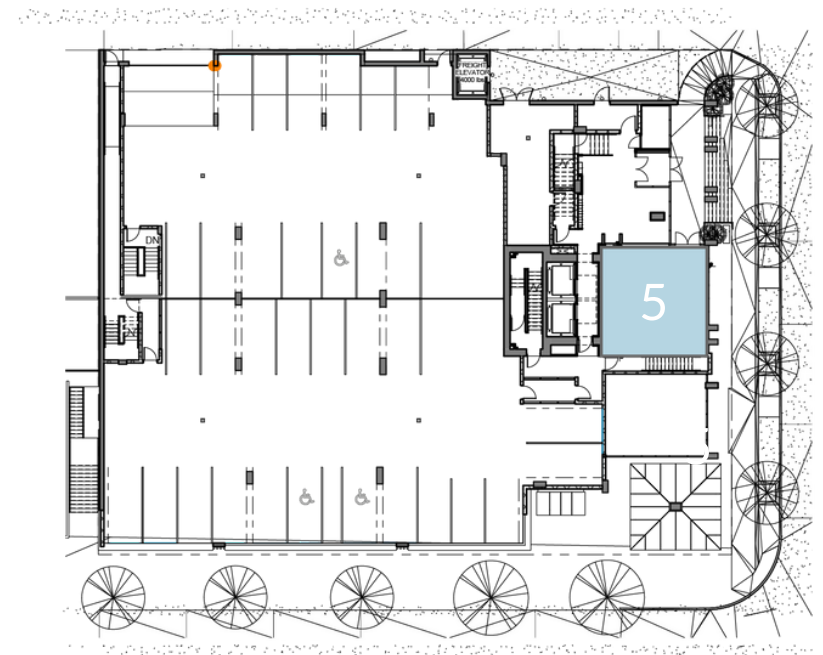
Space	SF	Power	HVAC	Gas Line	Venting Capability
1	2,129 sf	400A	1 ton per 250 sf	1 inch	Yes
2	1,952 sf	200A	1 ton per 400 sf	1 inch	Yes
3	2,066 sf	200A	1 ton per 400 sf	1 inch	Yes
4	1,921 sf	200A	1 ton per 400 sf	1 inch	Yes
5	662 sf	200A	1 ton per 400 sf	1 inch	Yes

Occupancy estimated Q4 2023/Q1 2024

Availability

This development provides 12 customer parking spaces and has available retail units ranging from 1,921 sf - 2,129 sf with frontage along Esplanade and a 662 sf space with frontage along Chesterfield.

This brand-new opportunity is perfect for health or personal services, light food services such as a coffee shop or bakery and more.



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



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