



TAYLOR'S CROSSING

1025 Marine Drive, North Vancouver | BC

1,967 SF - 4,375 SF Main Floor Corner Unit Available Immediately

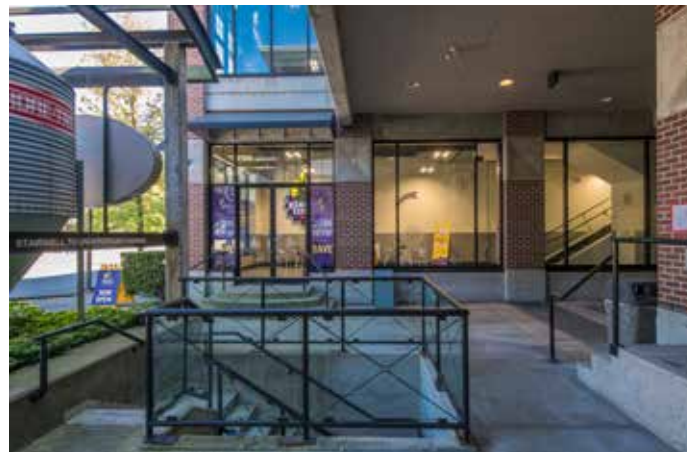
Sheldon Scott
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HIGHLIGHTS |

- Prime street front corner location with excellent exposure along Marine Drive
- Strong tenants in Taylor's Crossing including; Planet Fitness, Lusso Baby, Kids and Company, and Hearthstone Brewery
- Easy access off Marine Drive and Mackay Road
- Ample surface and underground parking with additional street parking
- Many new residential developments in the area





NEIGHBOURHOOD |

Taylor's Crossing is ideally positioned on this well-established commercial corridor connecting North Vancouver to West Vancouver. Marine Drive services North Shore residents and large volumes of thru-traffic making Taylor's Crossing a convenient destination.

The new "Marine Drive Improvement Strategy" encourages a more desirable land use, mixed-use buildings, quality street-scape and improved pedestrian environment. As a result, the Marine Drive Commercial Corridor is attracting an abundance of mixed-use development including X61 Living, District Crossing, and The Drive 1177 all within minutes of Taylor's Crossing with condos, townhouses, and ground floor commercial space. This increase in density and more desirable pedestrian areas will continue to drive growth in the area.

DEMOGRAPHICS |



Population

53,284

(1 km)



Average Household Income

\$66,219

(1 km)



Daily Traffic Volume- Marine Drive

23,500

2021 projected - District of North Vancouver



Bike Score

68



Walk Score

88



Transit Score

54



AVAILABILITY |

SITE PLAN |

Available - Undemised

4,375 SF

\$32.50 per SF

Estimated Additional Rent \$15.28 per SF (2019)

Available Immediately

Available - Demised

2,408 SF - Unit A

\$40.00 per SF

Estimated Additional Rent \$15.28 per SF (2019)

Available Immediately

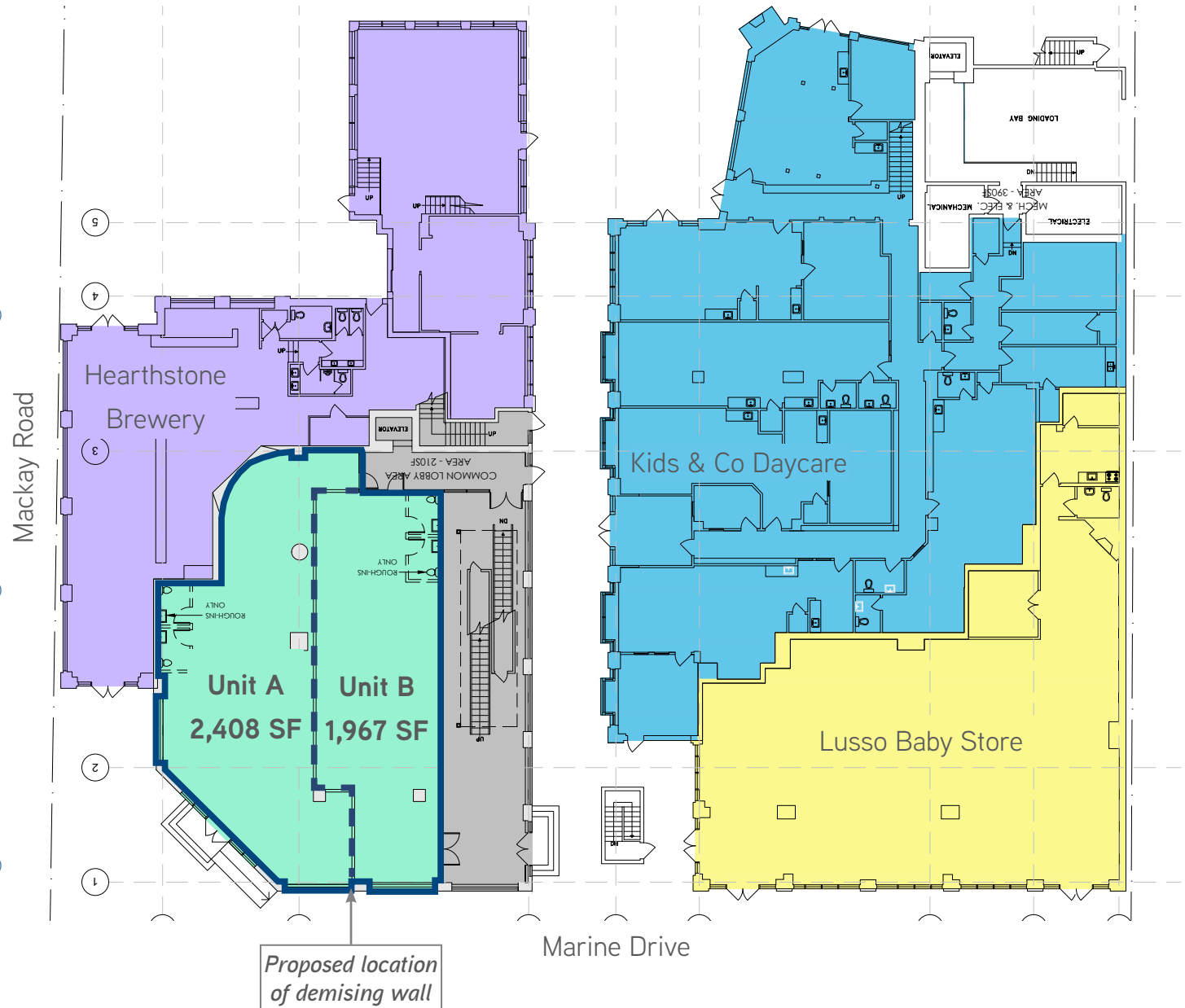
Available - Demised

1,967 SF - Unit B

\$40.00 per SF

Estimated Additional Rent \$15.28 per SF (2019)

Available Immediately





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