



## MARINE PLAZA

1078 Marine Drive,  
North Vancouver

- 5,000 SF free-standing building ideal for a restaurant and bar
- Available for fixturing January 2020
- Join Mark's, Allwest Insurance, Sleep Country Canada, Subway and many more strong tenants

### DAVID KNIGHT

*Personal Real Estate Corporation*

Vice President

604 661 0817

david.knight@colliers.com



# OPPORTUNITY | TO LEASE A 5,000 SF FREE STANDING BUILDING AT MARINE PLAZA ALONG THE BUSY MARINE DRIVE COMMERCIAL CORRIDOR IN NORTH VANCOUVER

Asking Rate (Net)

## \$36.00 per SF

Operating Costs: \$6.64 per SF

Property Taxes: \$10.75 per SF

Total Estimated Additional Rent: \$17.39 per SF\* (2019)

*\*Including Management Fee*

### Highlights

- 5,000 SF free-standing building
- South facing patio seating
- Abundance of surface parking available
- Easy access/egress to Marine Plaza via multiple entrances including signlized intersection at Marine Drive and McKay Avenue
- Pylon signage available for rental providing maximum visibility
- Approximately 23,500 vehicles drive along Marine Drive daily
- Neighbourhood is growing rapidly with many new residential developments in the area



WALK SCORE

87



POPULATION

53,284

(1 km)



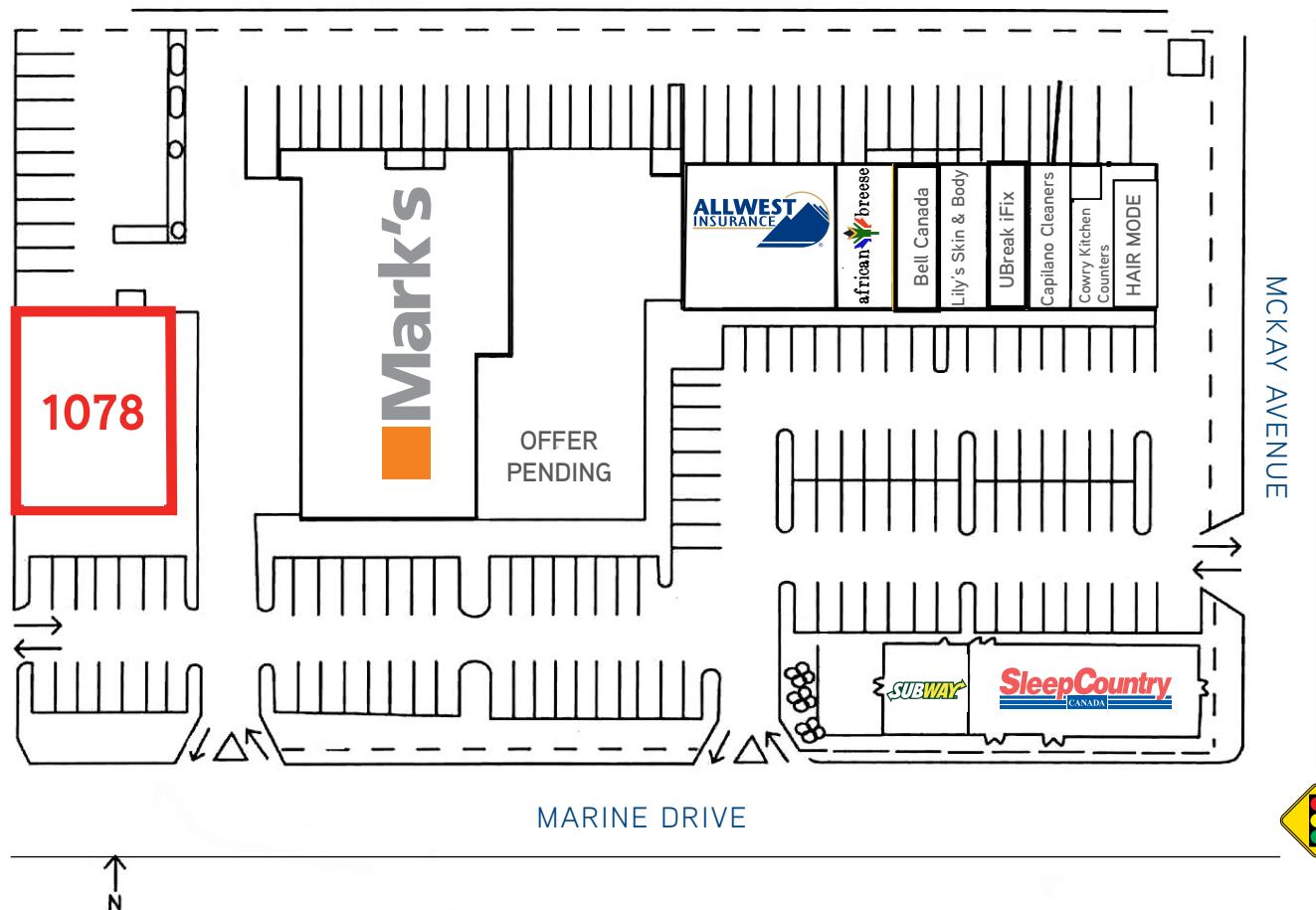
AVERAGE INCOME

\$66,219

(1 km)



Marine Plaza Site Plan







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Colliers International  
200 Granville Street, 19th Floor  
Vancouver, BC | V6C 2R6  
+1 604 681 4111  
collierscanada.com

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