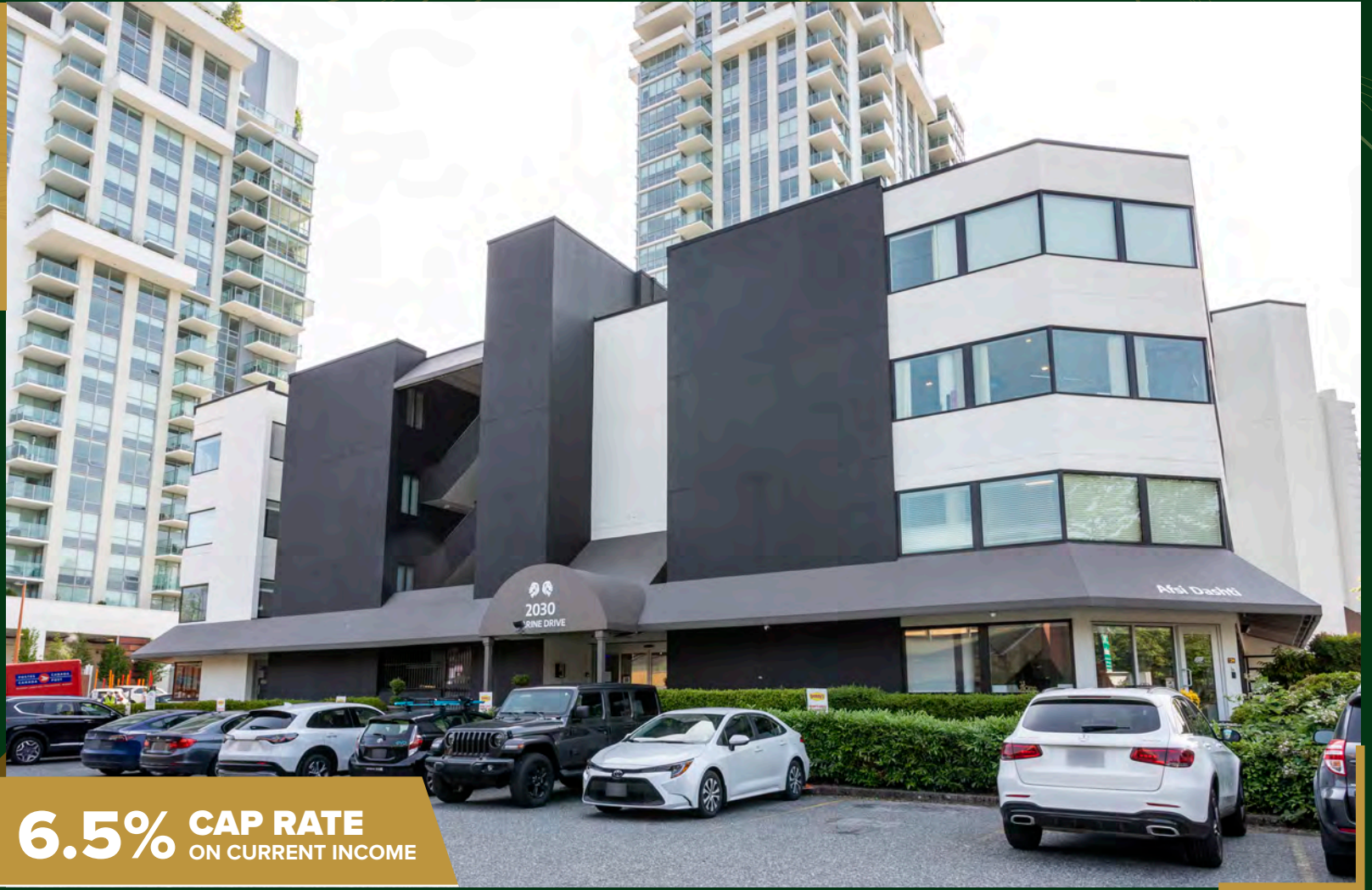




**LIONS GATE**  
— CENTRE —



**6.5% CAP RATE**  
ON CURRENT INCOME

For Sale

**Fully Renovated Concrete Office Building  
with 99% Occupancy**

**2030 MARINE DRIVE, NORTH VANCOUVER**

**WILLIAM | WRIGHT**

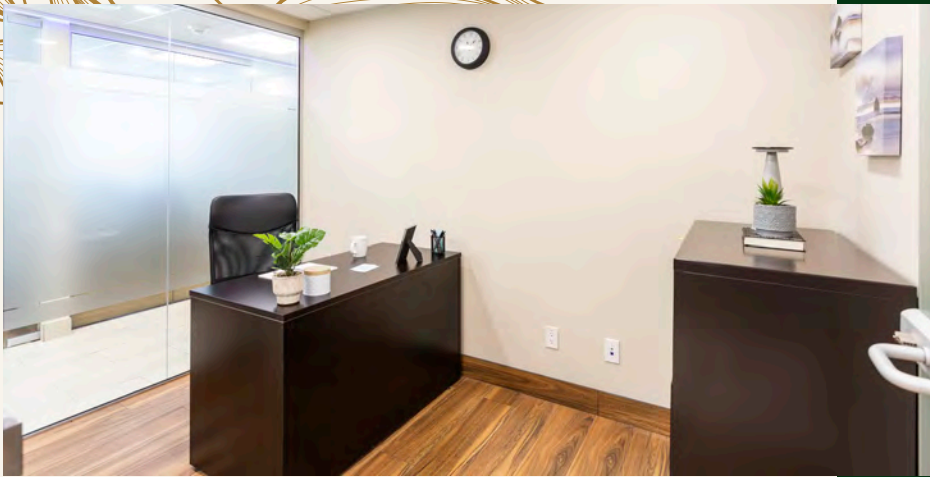
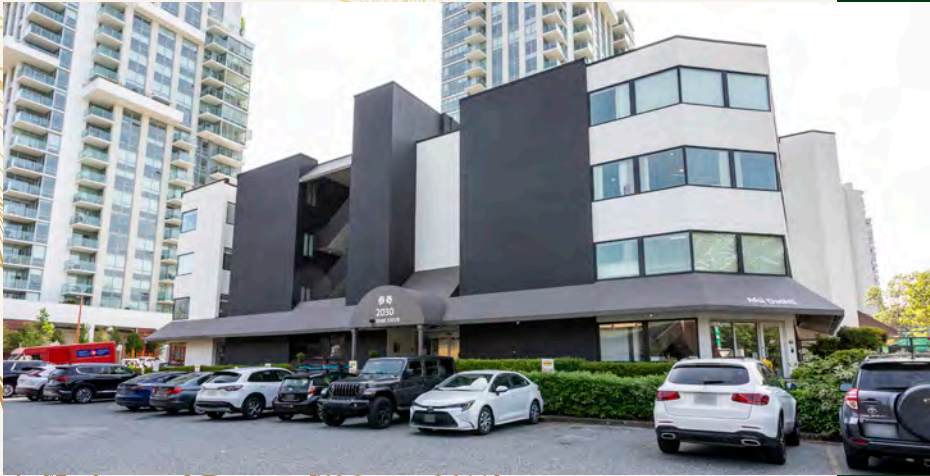




# Fully Renovated Concrete Office Building With 16 Strata-titled Units

<b>Civic Address</b>	2030 Marine Drive, North Vancouver		
<b>Legal Description</b>	STRATA LOTS 1-16, PLAN LMS2241, DISTRICT LOT 764, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1		
<b>Lot Size</b>	± 14,854 SF		
<b>Gross Building Area</b>	± 26,259 SF		
<b>Strata Lot Breakdown (SF)</b>	SL 1: 1,972 SL 2: 549 SL 3: 1,513 SL 4: 1,078 SL 5: 1,293 SL 6: 1,404 SL 7: 1,696 SL 8: 1,047	SL 9: 1,302 SL 10: 1,395 SL 11: 1,503 SL 12: 1,237 SL 13: 1,650 SL 14: 1,045 SL 15: 1,510 SL 16: 1,235	Total: ± 21,429
<b>Year Built</b>	1984		
<b>Zoning</b>	C9 [Marine Drive Commercial]		
<b>Occupancy</b>	99%		
<b>Current NOI</b>	\$906,610		
<b>Capitalization Rate</b>	6.5%		
<b>Price</b>	\$13,950,000		





Renovated Kitchenette

## Investment Highlights



6.5% cap rate on actual income



Fully renovated concrete office building with high-end finishings, sprinkler system, modern exterior paint, and new HVAC, CCTV security, and electrical systems; totaling over **\$1,100,000 in improvements**.



Uniquely structured as **16 strata-titled units** with a mix of retail, standard office, and micro office units; all properly demised and registered with the District of North Vancouver.



**99% occupied** with a blend of leases.



Designated as Marine Drive Village Centre - Mixed-Use Level 2, permitting up to 10,876 SF of additional density on site.



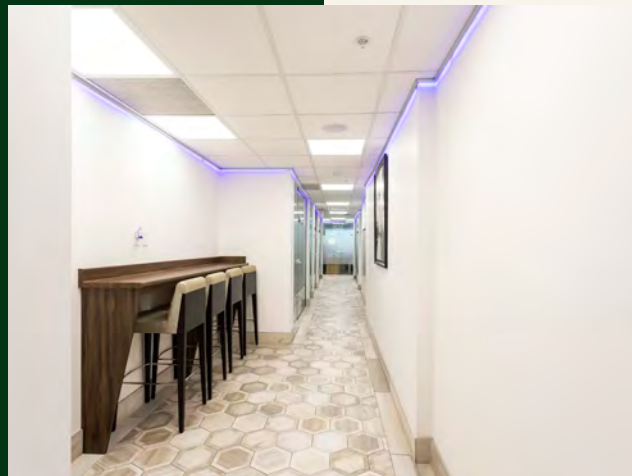
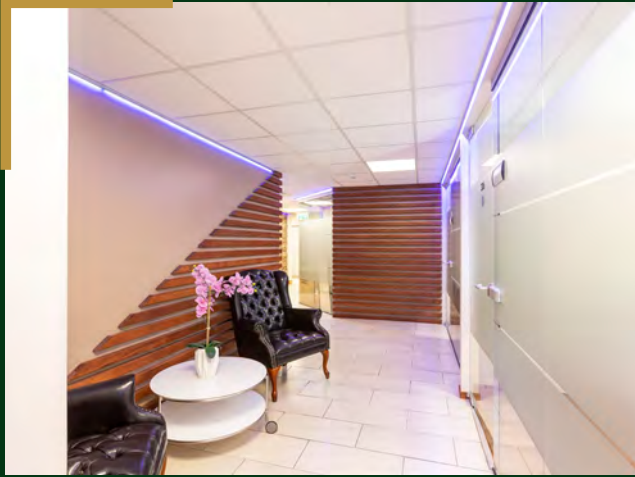
**60 parking stalls** (52 underground, 8 surface) presenting additional sources of revenue.



Strong average household income in North Vancouver of **\$170,200\***

\*Based on Statistics Canada Census Data [2020]







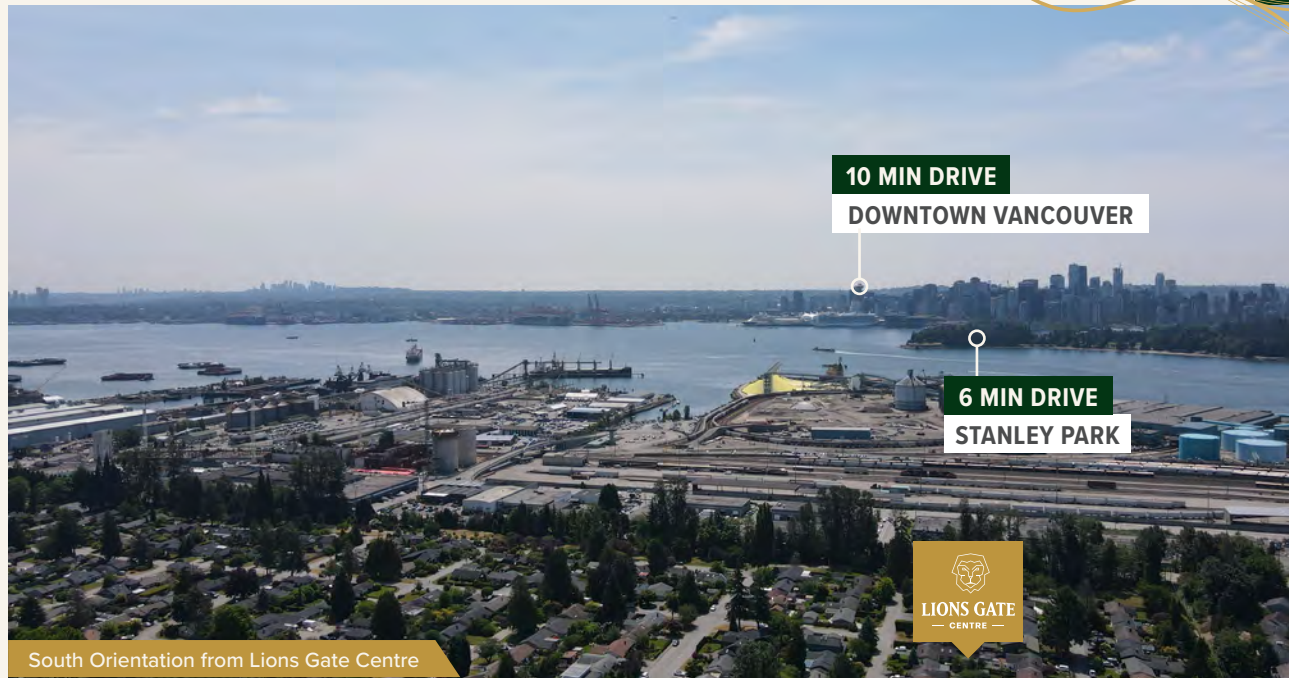
## Location Overview

Lions Gate Centre is located along Marine Drive in North Vancouver; a corridor which is highly regarded for its a blend of urban conveniences, strong population, and scenic outlooks, making it an ideal destination for both businesses and residents. With the recently renovated Park Royal Shopping Centre to the West, Lions Gate Bridge to the South, Highway 1 to the North, and Capilano Mall to the East, Lions Gate Centre is fully supported by area drivers and accessibility. Lions Gate Centre also benefits from the surge in population density immediately surrounding the site, with over 2,000 new homes (completed since 2018 & projected).

North Vancouver has experienced steady growth in real estate values over the years, and this upward trajectory is expected to continue into the future. The city's desirability as a place to live and work, combined with limited available land, lends itself to many future investment strategies to implement toward the Lions Gate Centre - contact listing agents for more details.





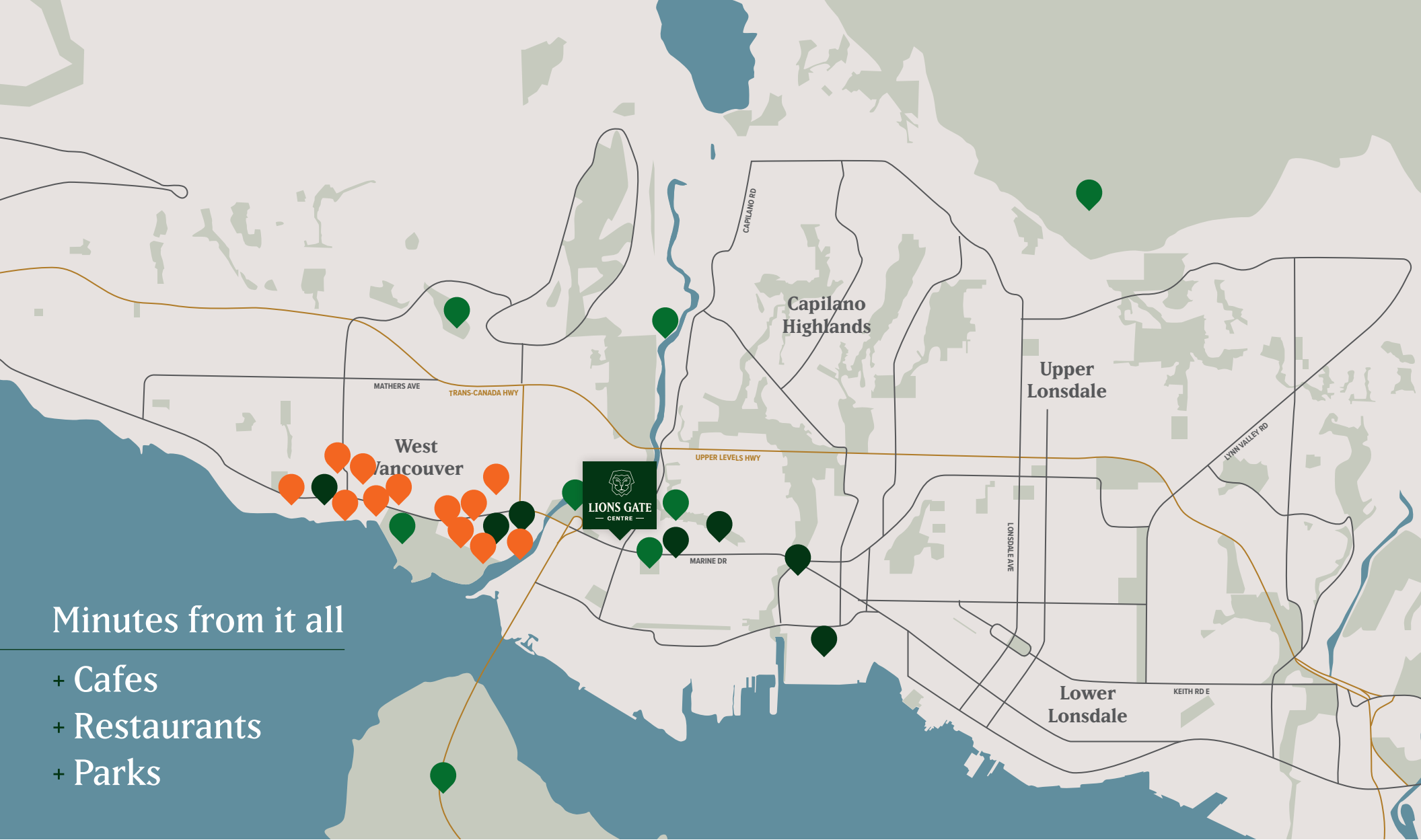


South Orientation from Lions Gate Centre



North Orientation from Lions Gate Centre





Minutes from it all

- + Cafes
- + Restaurants
- + Parks

**Shopping & Conveniences**

- |                    |              |                     |
|--------------------|--------------|---------------------|
| Park Royal         | London Drugs | Capilano Mall       |
| Whole Foods Market | PetSmart     | Northshore AutoMall |
| Michaels           | Atmosphere   | Fresh St. Market    |
| Simons             | Indigo       | Sungiven Foods      |
| Staples            | Nespresso    | Save-On Foods       |
| Hudson's Bay       | Oak + Fort   | Cineplex Cinemas    |
| Saks OFF 5TH       | Peloton      |                     |

**Eateries and Cafes**

- |                      |                           |
|----------------------|---------------------------|
| Cactus Club Café     | Chez Michel               |
| The Village Taphouse | Crema Café Bar            |
| Caffe Artigiano      | Raku Japanese Kitchen     |
| Milestones           | Handi Indian              |
| Market Square Café   | Savary Island Pie Company |
| AngusT Bakery & Café |                           |
| Ancora               |                           |

**Scenic Spots**

- |                                 |                               |
|---------------------------------|-------------------------------|
| Ambleside Park & Beach          | Lynn Headwaters Regional Park |
| Klahanie Park                   | Barbour Park                  |
| Norgate Park                    | Hollyburn Country Club        |
| Stanley Park                    |                               |
| Capilano Suspension Bridge Park |                               |



# LIONS GATE

## — CENTRE —

### FOR MORE INFORMATION CONTACT

#### MEG COONEY

meg@williamwright.ca

604.428.5255

#### MATTHEW HO

matthew.ho@williamwright.ca

604.428.5255

#### KATIE ZOLADEK

katie.zoladek@williamwright.ca

604.428.5255

[williamwright.ca](http://williamwright.ca)



#### Vancouver Office

1340-605 Robson Street  
Vancouver, BC  
604.428.5255

#### New Westminster Office

350-522 7th Street  
New Westminster, BC  
604.545.0636

#### Fraser Valley Office

210-8029 199th Street  
Langley, BC  
604.546.5555

#### Victoria Office

843 Johnson Street  
Victoria, BC  
250.590.5797

#### Central Island Office

100B-154 Memorial Avenue  
Parksville, BC  
250.586.1226

#### Kelowna Office

205-478 Bernard Avenue  
Kelowna, BC  
236.420.3558

#### Kamloops Office

406-121 5th Avenue  
Kamloops, BC  
236.425.1617

E&O.E. This communication is not intended to cause or induce breach of an existing agency agreement. William Wright Commercial Real Estate Services has prepared this document for the sole purposes of advertising and general information. William Wright Commercial Real Estate Services and its listing client and/or clients make no guarantees or warranties of any kind, expressed or implied, regarding the information including but not limited to warranties of content, accuracy, completeness, and reliability, and do not accept or assume any responsibility or liability, consequential or direct, for the recipient's reliance upon the information. Any recipient and/or interested party should undertake their own appropriate and independent due diligence and inquiries to the accuracy of the information, which is subject to errors, omissions, and changes, including changes to price or withdrawal, without notice. Sizes are approximate and based on architectural measurements. William Wright Commercial Real Estate Services and its listing client and/or clients exclude unequivocally all inferred or implied terms, conditions, and warranties arising out of this document and exclude all liability for loss and/or damages arising therefrom. This publication is the copyrighted property of William Wright Commercial Real Estate Services and its listing client and/or clients. © 2024 William Wright Commercial Real Estate Services. All rights reserved.

William Wright Commercial Real Estate Services Inc.  
#1340-605 Robson Street, Vancouver  
T 604.428.5255 | F 604.428.5254  
[williamwright.ca](http://williamwright.ca)