

**1671 LIONS GATE LANE; 2023 CURLING ROAD, N VANCOUVER**  
**TWO CORNER RETAIL UNITS IN PARK WEST**

**FOR  
LEASE**

**TENANT INCENTIVE**

**NEW RATE  
PLUS 3 MONTHS  
FREE BASIC RENT**



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**1671 LIONS GATE LANE**



**2023 CURLING ROAD**

## OVERVIEW

William Wright Commercial is proud to present two corner retail units in Keltic Development's PARK WEST community, 1671 Lions Gate Lane (823 SF) and 2023 Curling Road (1,108 SF).

Each retail unit boasts floor-to-ceiling glazing, two entry doors, overheight ceilings, and is overlooking the retail promenade at PARK WEST. Businesses and their patrons will also enjoy the ample parking available underground and at streetfront.

## PROPERTY HIGHLIGHTS



Strong immediate population (1,500+ residential units built/in process)



Overheight ceilings with floor-to-ceiling glazing



Minutes from Park Royal, Lions Gate Bridge, and Ambleside Beach



Ample underground and streetfront parking

## SALIENT FACTS

### SIZE

Lions Gate Lane: ± 823 SF  
Curling Road: ± 1,108 SF

### ZONING

CD (81)

### BASIC RENT

Lions Gate Lane: \$73.22/SF  
Curling Road: \$69.17/SF

### ADDITIONAL RENT

Lions Gate Lane: \$25.20/FT  
Curling Road: \$28.29/FT  
*Subject to 5% Management Fee*

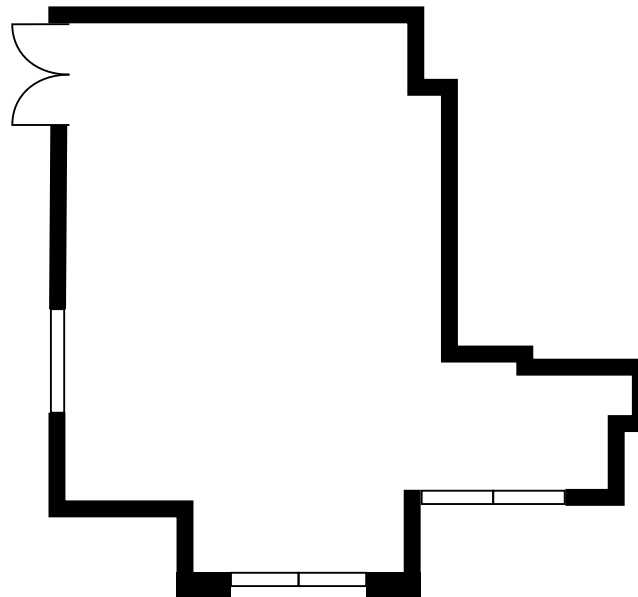
### \*NEW\* MONTHLY RENT

Lions Gate Lane: \$6,750  
Curling Road: \$8,999

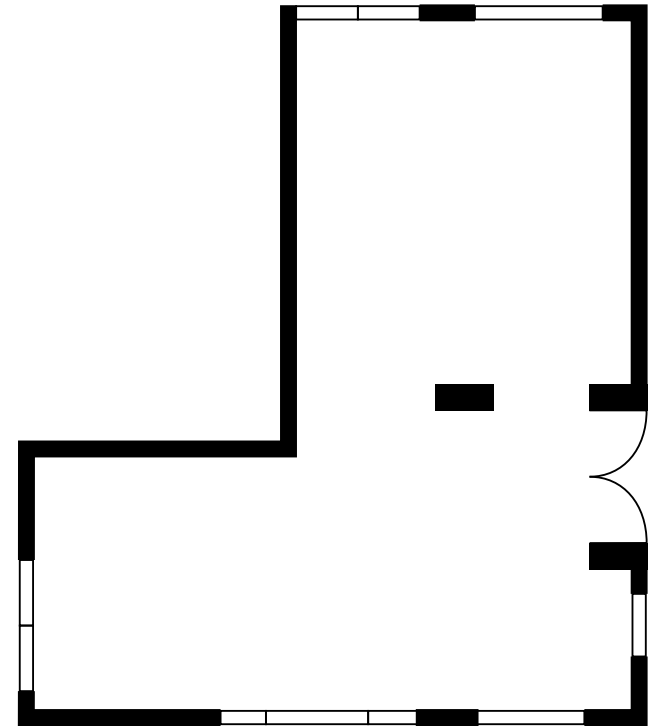
### TENANT INCENTIVE

**3 MONTHS  
FREE BASIC RENT**

FOR QUALIFIED TENANTS



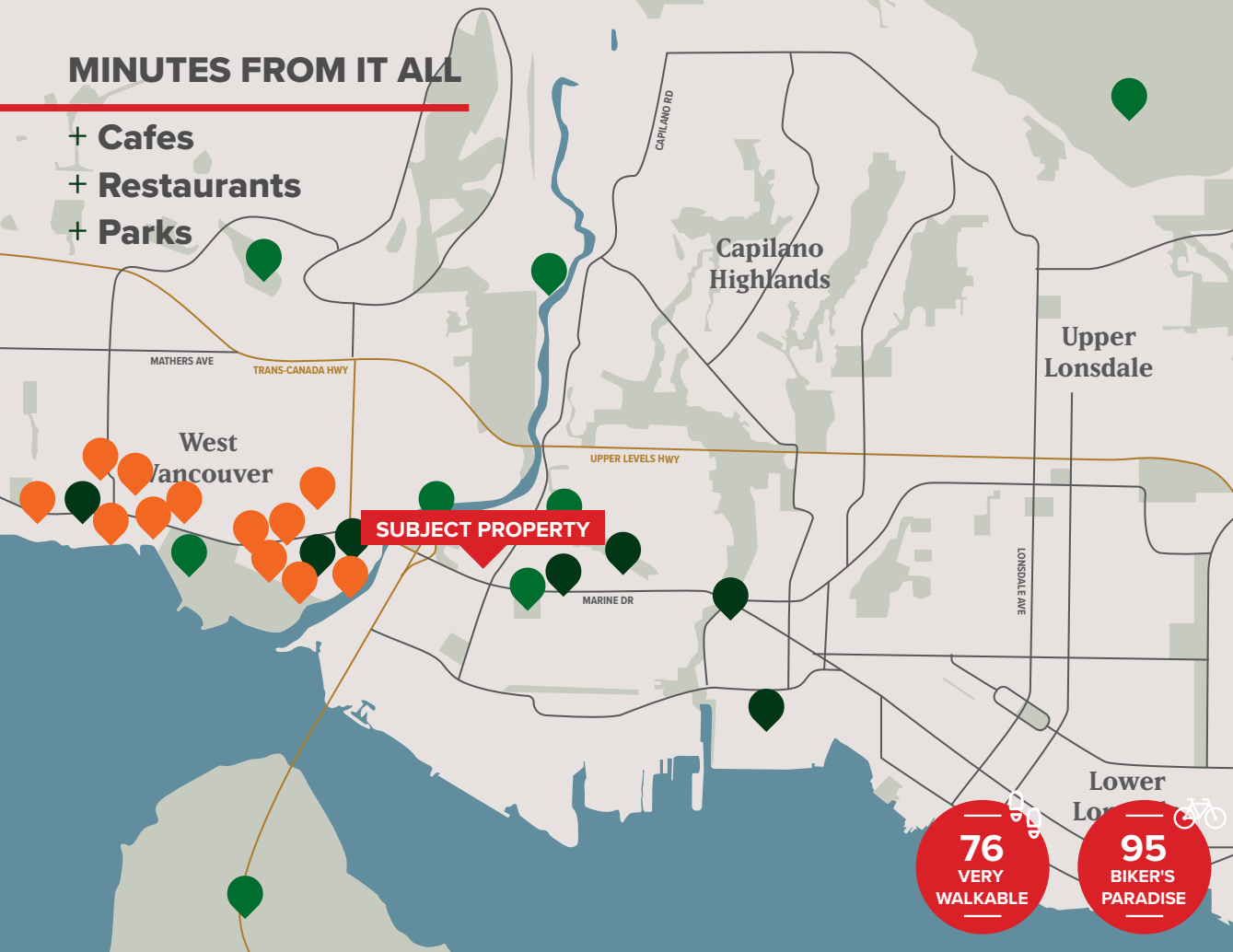
LIONS GATE LANE



CURLING ROAD

## MINUTES FROM IT ALL

- + Cafes
- + Restaurants
- + Parks



## LOCATION

PARK WEST is ideally situated in the center of North Vancouver's Lions Gate Village, which has incredible amenities within a 10 minute radius: Lions Gate Bridge, Park Royal, Ambleside Beach, Grouse and Cypress Mountains, Lions Gate Recreation Centre, Klahanie Park, Stanley Park, and more. The influx of residential development surrounding and including PARK WEST, has added over 1,000 residential units with over 500 units in the permitting pipeline.

### 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     |
| Milestones           | Kitchen           |
| Market Square Café   | Handi Indian      |
| AngusT Bakery & Café | Savary Island Pie |
| Ancora               | Company           |

### Scenic Spots

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