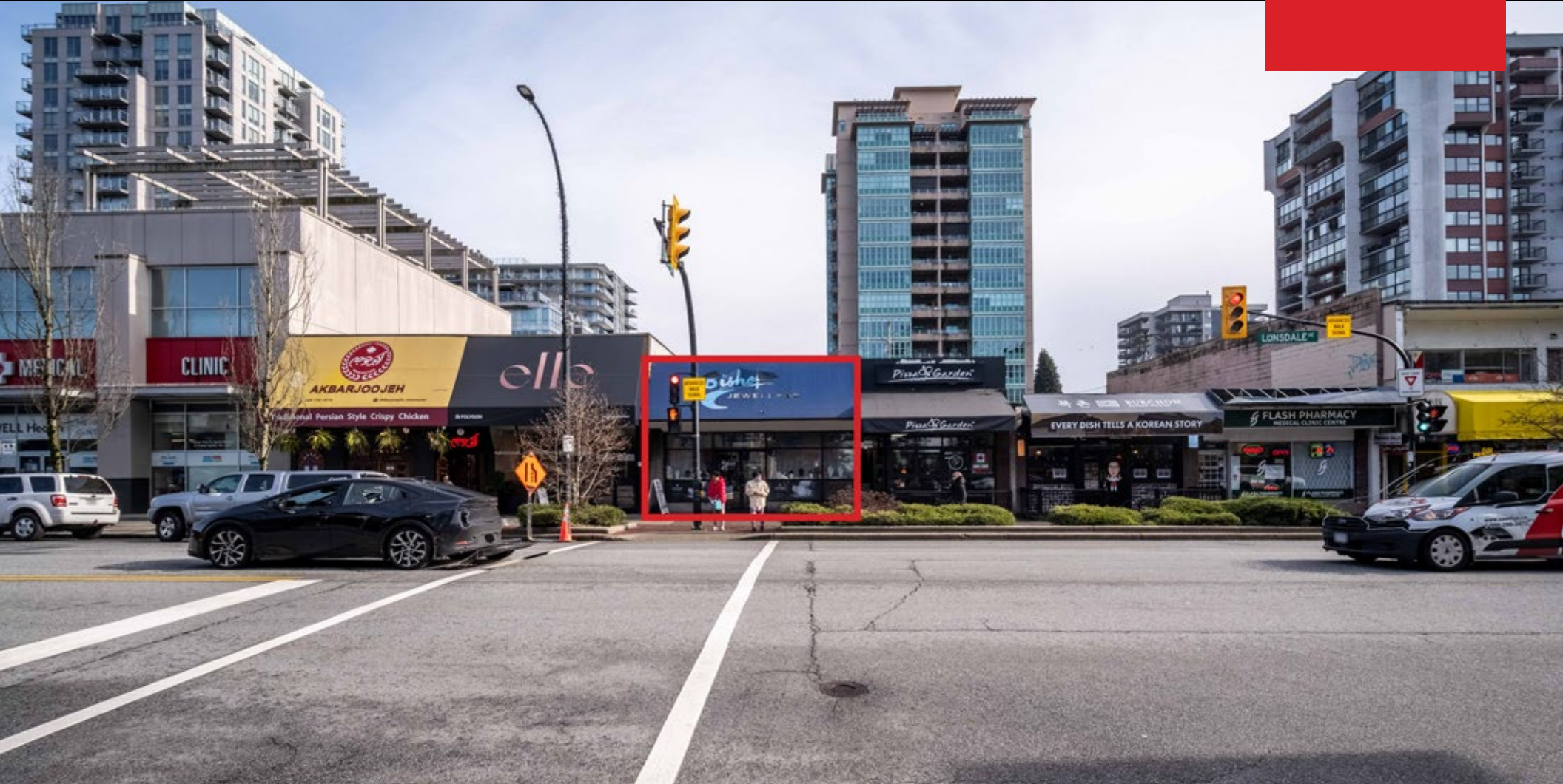


1598 LONSDALE AVENUE, NORTH VANCOUVER
HIGH-EXPOSURE LOCATION IN HEART OF CENTRAL LONSDALE

**FOR
LEASE**



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OVERVIEW

1598 Lonsdale Avenue is ideally positioned in the heart of North Vancouver's vibrant Central Lonsdale corridor - one of the most established and walkable commercial districts! This 2,061 square foot retail space is surrounded by a diverse and well-established mix of local boutiques, professional services, eateries, and high-profile neighbourhood anchors such as City Market, Vancity, CIBC, JJ Bean Coffee, North Shore Ski & Board, Rosemary Rock Salt, HSBC, and F45.

PROPERTY DETAILS

SIZE
+/- 2,061 SQFT



High-exposure location in heart of Central Lonsdale

ZONING
C-1A



Ample surface parking at rear

BASIC RENT
\$65/SF/YR



Surrounded by top neighbourhood anchors and boutique shops and restaurants

ADDITIONAL RENT
\$26/SF/YR

MONTHLY RENT
\$15,630 + GST



Excellent transit and accessibility





WALK SCORE

92



BIKE SCORE

83

LOCATION & TRANSIT

1598 Lonsdale Avenue sits within a well-activated retail and service corridor anchored by a wide range of established neighbourhood businesses spanning food & beverage, health & wellness, professional services, and daily essentials.

The location offers outstanding connectivity, with immediate access to multiple TransLink bus routes and a short drive to Highway 1, Lions Gate Bridge, and Ironworkers Memorial Bridge, providing seamless access to Downtown Vancouver and the broader Lower Mainland.



DRIVING TIMES

HIGHWAY 1	5 MINS
LIONS GATE BRIDGE	10 MINS
IRONWORKERS MEMORIAL BRIDGE	11 MINS
DOWNTOWN VANCOUVER	23 MINS
YVR AIRPORT	41 MINS



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