



FOR LEASE
RETAIL SPACE

GROSVENOR AMBLESIDE

1355 Bellevue Avenue, West Vancouver, BC V7T 0B4

AMBLESIDE RENEWED, REIMAGINED, REVITALIZED A RETAIL OPPORTUNITY UNLIKE ANY OTHER.

Nestled between the mountains and the ocean is West Vancouver, one of Canada's most desirable residential communities. Ambleside is where generations of West Vancouverites have come to shop, dine and meet their neighbours in the community's most charming oceanside village with over 100 years of history.

Grosvenor Ambleside is a world class, full-block waterfront development. There are 98 individually designed homes siting above 32,500 square feet of boutique retail and 5,500 square feet of office. A 7,000 square foot covered public galleria connects the waterfront with Marine Drive, and the revitalized public realm showcases public art designed by renowned West Vancouver artist Douglas Coupland.



LOCATION

GATEWAY

Grosvenor Ambleside is a key gateway to West Vancouver, offering high visibility and easy access to Ambleside Park, the Seawall, Park Royal, Highway 1, and the Lions Gate Bridge.

NEIGHBOURHOOD

Grosvenor Ambleside is bordered by Marine Drive to the north, 13th Street to the east, 14th Street to the west and Bellevue Avenue to the south. Ambleside's parks, playgrounds, and beaches draw visitors to this vibrant retail village.

THE OPPORTUNITY

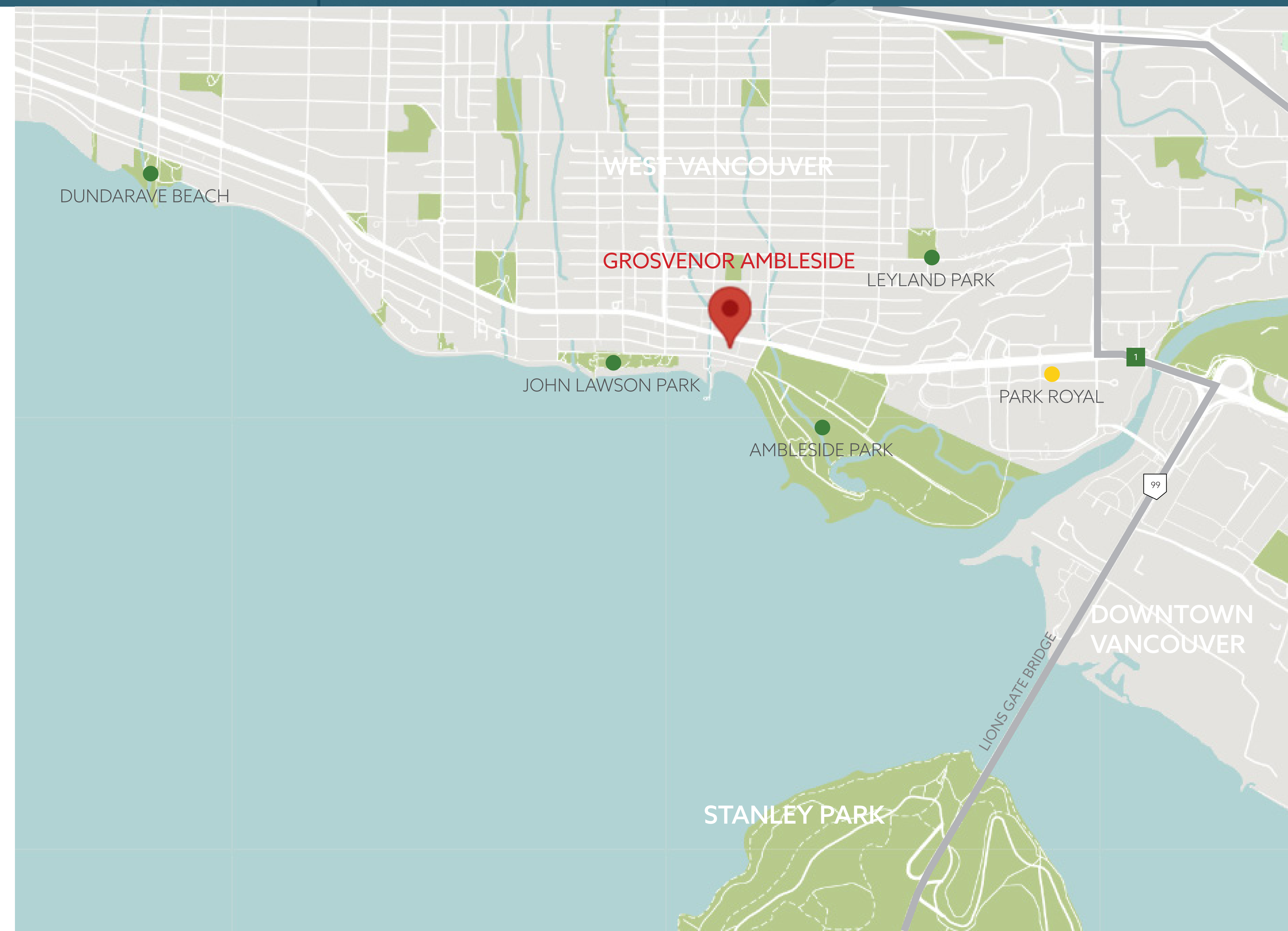
The ideal retail tenant should offer something unique and vibrant, complementing the existing mix of specialty shops and restaurants like Earls Ambleside Beach and ABURI Market in West Vancouver's lively village atmosphere. Grosvenor Ambleside boasts a dynamic streetscape with music, art, and life, featuring street-level shops, cafés, public art, and a galleria with views from Marine Drive to Bellevue Avenue and the waterfront.

INCOME LEVEL

Average Household Income: \$222,000 (2021)

TRAFFIC COUNT

Up To 24,000 Cars Per Day



AVAILABLE SPACE

SUITE: 1340

RENTABLE AREA: 1,108 SF

ADDRESS: 1355 Bellevue Avenue

BASIC RENT: Contact Listing Agent

ADDITIONAL RENT: \$38.00 psf

AVAILABILITY: Immediately



95
WALK SCORE

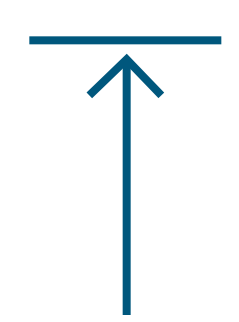
75
BIKE SCORE

57
TRANSIT SCORE



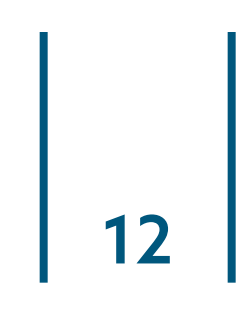
BELLEVUE FRONTAGE AND GALLERIA

FEATURES & AMENITIES



CEILING HEIGHTS

Ceiling Heights of Up to 21 Feet



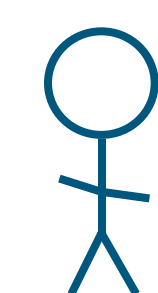
PARKING AND LOADING

Underground Parking And Loading In Addition To Increased Street Parking In Front Of Storefronts On Bellevue Avenue



PATIO SPACES

Generous Patio Areas Flow Into The Significantly Widened Sidewalks and Public Realm



MEETING PLACE

Covered Mid-Block Public Galleria With Programming By The Kay Meek Centre For Performing Arts And Public Art By Douglas Coupland



FULL HEIGHT GLAZING

Extensive Full Height Glazing



VIEWS

Bellevue Street Raised To Level Of Train Tracks To Create Unobstructed Water Views



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