

FOR LEASE | BEST RETAIL RESTAURANT BLOCK ON THE NORTH SHORE  
**11-13 LONSDALE AVENUE**  
NORTH VANCOUVER, BC



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**Location**

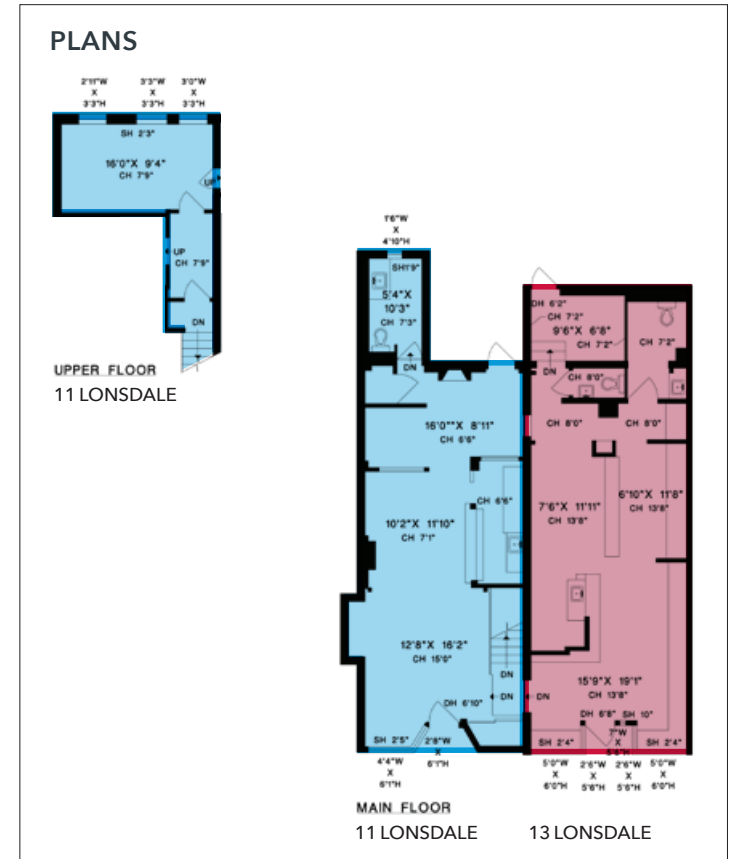
Lee & Associates is pleased to present a rare opportunity to lease two separate retail storefronts: a 741 SF space including a 140 SF mezzanine at 11 Lonsdale Avenue, and an 820 SF retail space at 13 Lonsdale Avenue. The units are located on the sunny west side of the highly strategic first block of Lonsdale Avenue, between Carrie Cates Court and Esplanade. 13 Lonsdale includes 100 amps of 3-phase power and a barrier-free washroom. Would you like a retail location on the most desired restaurant block in all of North and West Vancouver?

**Subject Property**

This AAA location benefits from great street frontage onto the popular bustling Lower Lonsdale retail corridor. Now fondly referred to as "LoLo", this area has seen massive growth in population and density over the last ten years with more coming. Traffic generators include:

- ▶ SeaBus with 8,500+ passengers per day or 6.1 million per year;
- ▶ Esplanade four-lane highway connects the low road to West 3rd Street;
- ▶ ICBC head office 148,000 SF;
- ▶ 221 West Esplanade 155,000 SF building;
- ▶ BCIT Marine Campus of over 20,000 SF;
- ▶ Lonsdale Quay Market – 45,000 SF with Quay Hotel with a newly opened King Taps restaurant
- ▶ Fun new frolicking from LoLo's breweries, distilleries, many popular bars and eateries, as well as the very popular Nook and JOEY Shipyards.

If you have been thinking about a new location in LoLo before, now is the time to jump in because finally the gang's all here!



Unit	Size (Approx)	Net Rent	Additional Rent (2026 est.)	Gross Rent
11	Retail area	741 SF		
	Mezzanine	140 SF	\$63.45 PSF	\$33.72 PSF
	<b>Total</b>	<b>881 SF</b>	<b>\$3,918.04/mo</b>	<b>\$2,082.21/mo</b>
13	820 SF	\$68.72 PSF \$4,695.87/mo	\$33.72 PSF \$2,304.20/mo	\$102.44 PSF \$7,000.00/mo*

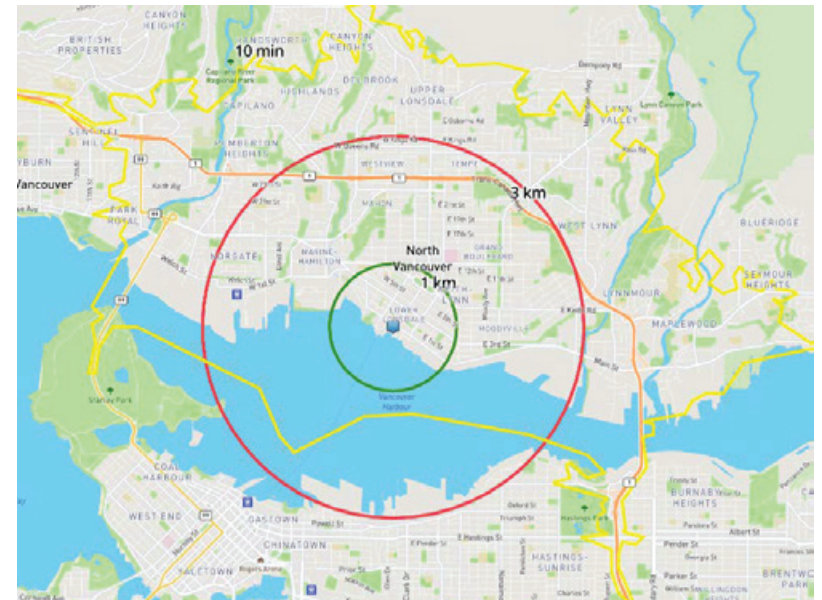
\*Approximate, plus GST & utilities

### Property Highlights

- ▶ 100 amps 3-phase power each with existing washroom
- ▶ Highest pedestrian and vehicle traffic on Lonsdale
- ▶ Rarely available sunny patio ½ block from Esplanade highway
- ▶ 10 years of term certainty available
- ▶ Close proximity to SeaBus connecting to Skyrain and major North Shore bus loop
- ▶ Near waterfront park, seawall walk and city skate plaza
- ▶ Neighbourhood is transitioning with more upper tier casual and edgy independent restaurants such as JOEY and Browns (note there are two Browns restaurants on Lonsdale only 17 blocks apart), Nook, Fishworks, PIER 7, Tap & Barrel, Meat at O'Neills, Farina A Legna, Ernest Ice Cream, Doce Amore, and a brand new 10,000 SF King Taps that just opened



New Polygon Gallery attracts large crowds and tourists



Large neighbourhood employers and shopping attractions



View of downtown during cruise ship season

Demographics	1 km	3 km	10 min drive
Population	24,012	77,424	136,688
Median Age	40.08	40.67	41.37
Households	11,991	33,298	54,325
Avg. Household Income	\$128,672	\$147,739	\$168,309
Total Daytime Population	21,019	86,042	130,817

Source: Environics Analytics 2025 Estimate

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