

FOR LEASE

2 GROUND LEVEL RETAIL OPPORTUNITIES AT THE SHIPYARDS
125 VICTORY SHIP WAY, NORTH VANCOUVER, BC



THE
SHIPYARDS

QUAY
NORTH
URBAN DEVELOPMENT



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OPPORTUNITY OVERVIEW

Situated in the highly prominent location of The Shipyards, presents an exceptional opportunity. The Shipyards District, bustling with over 600 businesses, is experiencing continuous growth and development. Notable establishments such as The Polygon Art Gallery, The Shipyards, and Promenade have further enhanced the area's appeal. Moreover, the neighboring Lonsdale Quay Market is now a comprehensive renovation that will give the property a modern facelift. The upgrades will include exterior facade enhancements, expansions at the entrances, complete revitalization of the waterfront deck, parking lot resurfacing, brand evolution, and various other property-wide improvements.

The ground level features a flagship JOEY Shipyards, Nook Restaurant, Seaside hotel lobby, retail, café, fresh food and novelty food, and the community amenity space to service the waterpark and ice rink including skate rental.

SALIENT DETAILS

Address	<u>125 Victory Ship Way, North Vancouver, BC</u>
Available Size	Unit 150 - 1,009 SF Unit 126 - 921 SF
Timing/Possession	Unit 150 - August 2026 Unit 126 - Immediate
Asking Rent	Contact Listing Agents
Additional Rent	\$25.00/SF (2025 est.)

125 VICTORY SHIP WAY



LOCATION OVERVIEW

The Shipyards project is in the heart of the rapidly developing Lower Lonsdale neighbourhood, with a vibrant and urban demographic. Lower Lonsdale is easily accessible from downtown by way of a 12 minute ride on the Seabus, which has 6 million riders per year. This waterfront property is surrounded by boutique retail shops, cafés, restaurants, Lonsdale Quay Market & Hotel, and the newly opened Polygon Gallery. The area hosts a number of events and festivals including the Friday Night Markets, the Summer Concert Series at the Shipyards, Farmers Market, Carribean Days Festival, and the Christmas Market making this area a destination all year round.

HIGHLIGHTS



Unobstructed Ocean Views



The Lower Lonsdale neighbourhood, or better known today as The Shipyards District, has been developing and evolving over recent years, attracting a vibrant and urban demographic.



The area is easily accessible from downtown Vancouver by way of a 12-minute ride on the SeaBus, with ~ 7.3 million riders per year.



The Shipyards District has over 600 businesses and the area continues to see new developments and businesses including The Polygon Art Gallery, The Shipyards, and Promenade. The area will also soon feature the Museum of North Vancouver, which highlights the rich history of The Wallace Shipyards.

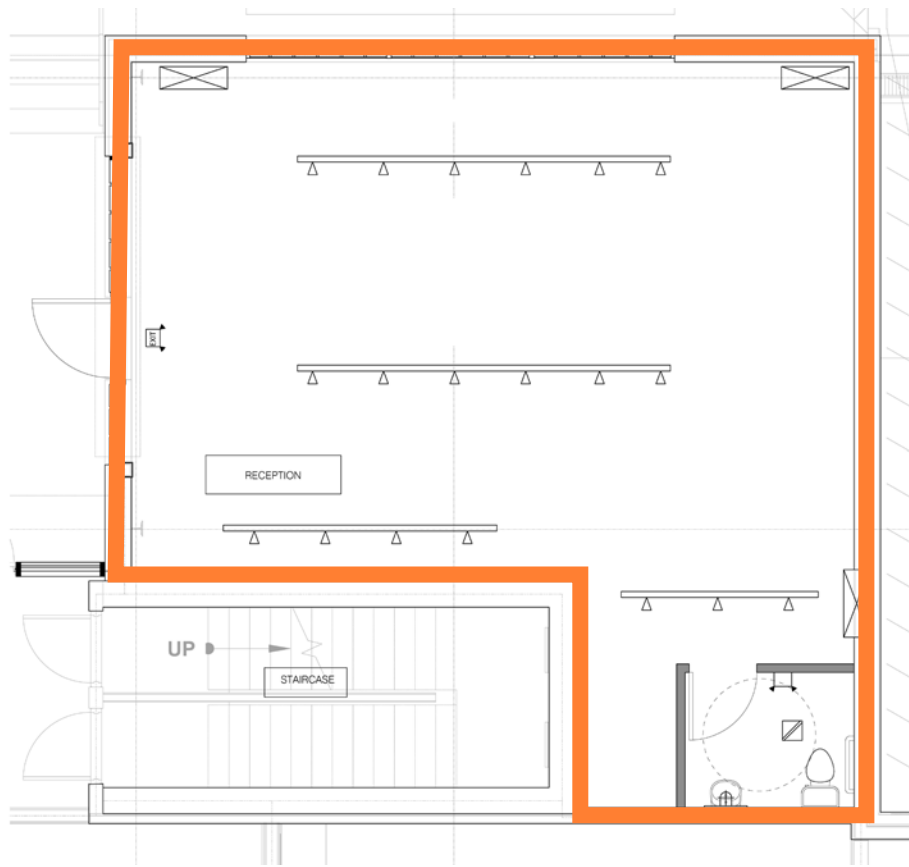


In addition, the area hosts a number of events and festivals including the Night Market, Farmer Market, and Christmas Festival, making this area a destination year round. The Shipyards features outdoor skating rink and water park, contributing to the regional draw of the area, through all seasons.

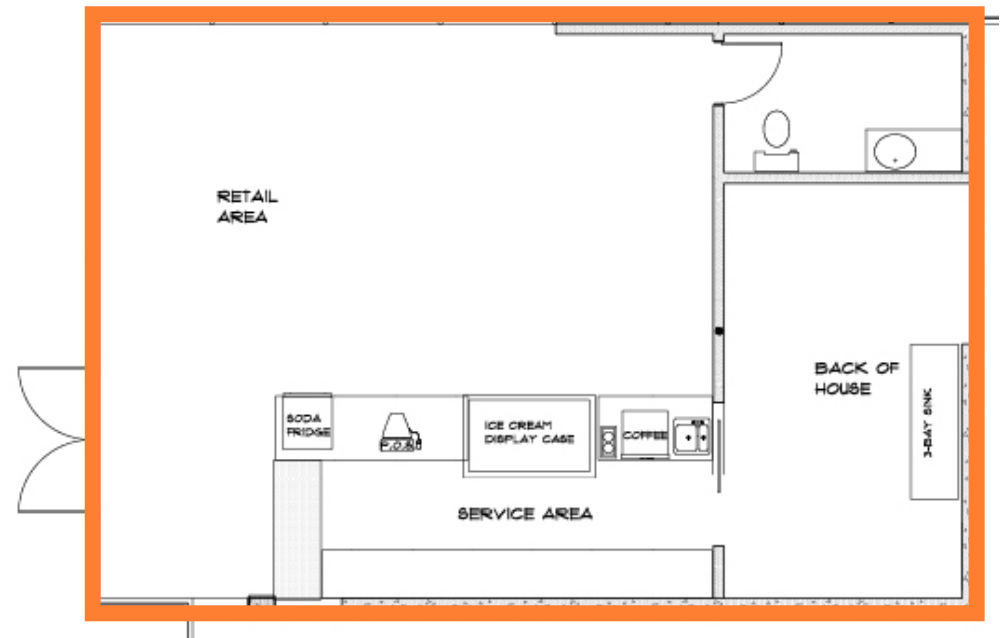
125 VICTORY SHIP WAY



FLOOR PLAN



UNIT 150
1,009 SF



UNIT 126
921 SF

GROUND LEVEL FLOOR PLAN



125 VICTORY SHIP WAY

NEARBY AMENITIES



JOEY SHIPYARDS



TAP & BARREL

makers



LOCATION OVERVIEW



CENTREVIEW **FITNESS WORLD** **WHOLE FOODS MARKET**
SHOPPERS DRUG MART

VICTORIA PARK

ST ANDREWS AVE
ST GEORGES AVE

NORTH PT BREWING CO.

Beere BREWING CO.
 North Vancouver

FUNK

FINCH x BARLEY

jam CAFE

NORTH VAN'S CREAM PONY

Lee's Donuts

EARNEST ICE CREAM
 -SERIOUSLY GOOD-

Pinnacle HOTEL AT THE PIER

SEASIDE
 Hotel • Spa • Provisions
 North Vancouver

seaspan

TIME MARKETPLACE
FRESH ST. MARKET **TD** **BP**
SHOPPERS DRUG MART

ESPLANADE E (14,090 VPD)
fishworks
burgoo
 local comfort

CAPILANO UNIVERSITY

ICBC

THE SHIPYARDS **JOEY SHIPYARDS**
TAP & BARREL
Artigiano Nook

LONSDALE QUAY BUS EXCHANGE
 \$15M Upgrade
 1.8M Annual Riders

THE QUAY
 MARKET & FOOD HALL
KING TAPS **FIORINO** ITALIAN STREET FOOD
OXYGEN YOGA & FITNESS **Saje** NATURAL WELLNESS
COAST lonsdale quay hotel **STRATHCONA** REAL ESTATE

SEABUS
 Annual Rideship: ~7.3M

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