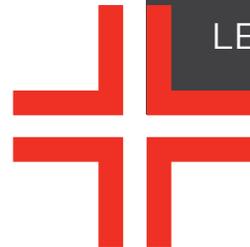




# LYNN VALLEY CENTRE

1199 Lynn Valley Road,  
North Vancouver, BC

LEASING BROCHURE



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# PROJECT SUMMARY

Lynn Valley Centre is one of the North Shore's most dominant grocery anchored Shopping Centres.

- Anchored by Save On Foods, Shoppers Drug Mart, Winners Apparel, BC Liquor Store and Safeway (shadow anchor)
- Over 160,000 SF of vibrant shops, boutiques, restaurants, eateries, cafés and services
- Approximately 360 new homes in 6 buildings recently constructed on-site, ranging from 4 to 12 storeys
- Served by public transit
- 600 +/- easily accessible parking stalls



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# DETAILS

## ⌘ Availability and Base Rent:

SPACE	AREA (SF)	RATE \$/SF
Retail	1,152	\$45.00 Fully Net
Office (2 <sup>nd</sup> Floor)	616	\$45.00 Gross

⌘ Access: Various access/egress points are situated along Lynn Valley Road, 27th Street and Mountain Highway making the shopping centre easily accessible in all directions

## ⌘ Additional Rent:

SPACE	AREA (SF)	RATE \$/SF
Retail	1,152	\$35.26
Office (2 <sup>nd</sup> Floor)	616	Included

*Note: Tenants also pay their sepeate in-suite utilities*

⌘ Commercial Parking: 216 subsurface stalls + 395 surface stalls

⌘ Available: Immediately

# PROJECT TENANTS



# DEMOGRAPHICS

Drive Time	3 MIN	5 MIN	10MIN
2024 Population	11,458	29,154	140,976
2029 Populations Projections	11,645	29,772	154,234
2023 Average HH Income	\$153,070	\$193,378	\$159,043
2029 Average HH Income Projections	\$182,858	\$228,513	\$184,793

# CONTACTS

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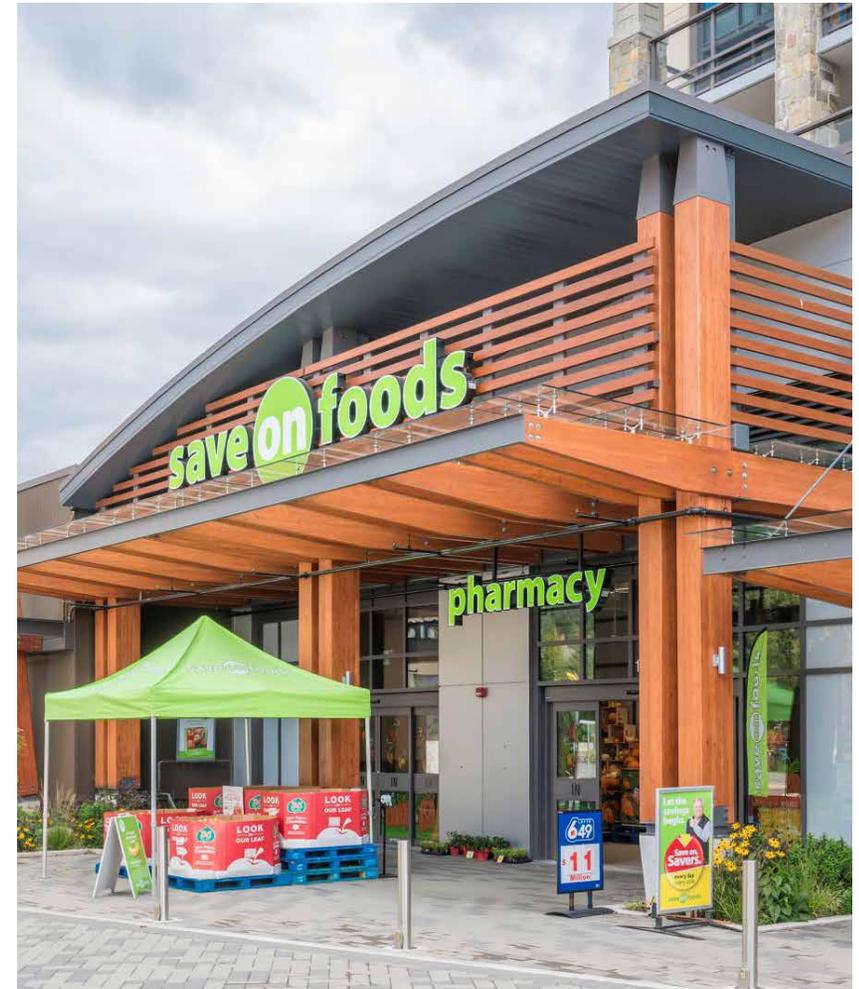
# SITE PLAN



# THE NEIGHBOURHOOD

Lynn Valley Centre is ideally located in Lynn Valley, one of the North Shore's most popular communities.

- The North Shore is an expansive region that is home to over 115,091 people (2020 Environics)
- The project is in the Town Centre of Lynn Valley
- Surrounding area is densifying with new multi-family development



# AERIAL

