



# ROVE

1080 Marine Drive  
North Vancouver, BC

RETAIL STRATA UNIT FOR SALE



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# PROJECT SUMMARY

A mixed-use development comprising 35 multi-family units and approximately 7,000 SF of ground floor commercial space.

The site occupies a key location on the Marine Drive Commercial Corridor:

- One of the most prominent retail commercial corridors on the North Shore, currently densifying with residential development.
- Close proximity to Capilano Mall (anchored by Walmart) and Pemberton Plaza (anchored by Save-On-Foods).
- Serviced by Translink's B-Line - a high capacity express bus service.
- Units are easily accessible
- Construction beginning in Spring 2024.



PHENOMENAL  
STREET  
EXPOSURE

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## DETAILS

⦿ Available Size: 1,940 SF (Corner Unit)

⦿ Sale Price: \$3,498,000.00

⦿ Parking: 4 secure stalls (EV potential), 11 surface visitor stalls + 1 carshare stall

⦿ Zoning: C9 - accommodates mixed-use development with emphasis on commercial, and residential uses

⦿ Completion (est.): Spring 2026

⦿ Strata Fee (est.): \$994.98 per month

## AREA TENANTS



## DEMOGRAPHICS

	3MIN	7MIN	12MIN
2022 Population	10,452	90,240	208,055
2027 Populations Projections	12,028	99,918	229,011
2022 Daytime Population	19,831	93,800	234,314
2022 Average HH Income	\$129,219	\$132,573	\$147,739

## CONTACT

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# AERIAL

