

1544 Marine Drive

West Vancouver, BC

5,549 SF Retail/Office Space Available for Sublease or Assignment
(Former Bank Branch)



Banking client has undertaken a comprehensive analysis of its retail network and has flagged that there is excess market coverage in certain retail nodes. This excess market coverage has allowed the Bank the opportunity to bring prime real estate space to market for sublease or assignment.

Surrounding Retailers

Fresh Street Market
Shoppers Drug Mart
TD Canada Trust
Starbucks
Scotiabank

Bene Sushi
The Anchor Eatery
Savary Island Pie
Company

For More Information

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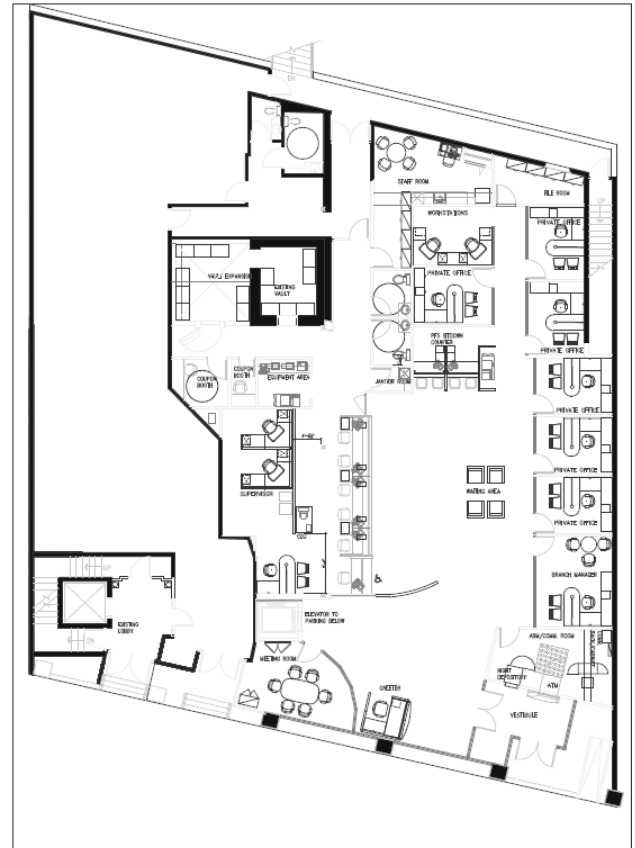
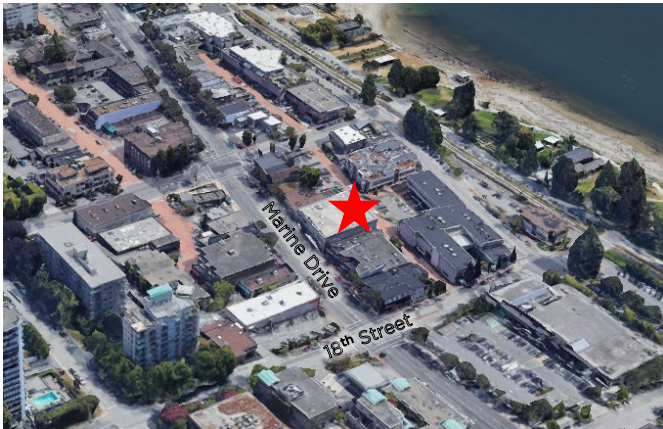
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SITE DETAILS

Area:	5,549 SF
Asking Net:	Call Listing Agent
Operating CAM Costs:	\$22.83 per SF
Sublease Term:	February 28, 2027

PROPERTY HIGHLIGHTS

- Prominent street location
- In the heart of Ambleside's business district
- High consumer income area
- Neighbourhood is made up of medium to high density residential



5,549 SF

Demographics



Avg. Household Income
\$174,729



Household Population
23,478



Daytime Population
28,129