

# FOR SALE | FOR LEASE

51 Lonsdale Avenue, City of North Vancouver

THE CROWN JEWEL OF LOWER LONSDALE:  
HIGH-EXPOSURE CORNER RETAIL



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**LK**  
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\*Personal Real Estate Corporation

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## OPPORTUNITY

An exceptional opportunity to acquire or lease a premium, high-exposure retail strata unit positioned on the prominent northwest corner of Lonsdale Avenue and Esplanade Avenue in the heart of Lower Lonsdale. This prime location sits just steps from the bustling Lonsdale Quay and The Shipyards, two of the North Shore's most visited destinations.

## PROPERTY DESCRIPTION

The Property is located within Tradewinds at the Quay, a four-storey mixed-use development comprising 61 strata residential units and features street-level storefronts. With its strategic location, strong surrounding demographics and vibrant retail synergy, this is a rare opportunity to establish your business in one of North Vancouver's most sought-after and high-demand retail corridors.

## LOCATION

Located in the heart of Lower Lonsdale, 51 Lonsdale Avenue sits within one of North Vancouver's most vibrant and rapidly evolving commercial corridors. Just steps from the waterfront and adjacent to the iconic Lonsdale Quay Market, the area benefits from consistent foot traffic driven by commuters, local residents and tourists alike.

The surrounding neighbourhood is anchored by a curated mix of top-tier restaurants, cafés, boutique retailers and wellness services. With seamless connectivity via the SeaBus to downtown Vancouver and a dense residential population fueling daily activity, this location offers exceptional exposure and accessibility.



## SALIENT FACTS

Civic Address:	51 Lonsdale Avenue, City of North Vancouver
PID:	023-963-140
Current Zoning:	HRA
Year Built:	1997
Total Square Footage*:	+/- 2,169 SF plus an additional +/- 700 SF of crawl space storage
Parking:	3 Stalls
Features:	Two exterior signage opportunities available, one bathroom, one small kitchen pantry, abundant natural light and two separate entrances
Availability:	Immediately
2026 Assessed Value:	\$2,771,000
2025 Property Taxes:	\$31,356.63
Monthly Strata Fees (2026):	\$978.35
Net Rent:	Contact Listing Agents
Additional Rent (2026)*:	\$29.74/SF/Annum

### LISTING PRICE:

\$2,599,000

*\*All measurements and additional rent are approximate. Tenant to verify if deemed important.*

## HIGHLIGHTS



### Turn-key Ready

A well-maintained and improved space ready for immediate occupancy



### Flexible Retail Space (+/- 2,169 SF plus an additional +/- 700 SF of storage)

An efficient retail/showroom layout featuring one built-out washroom, small kitchen pantry and multiple offices well-suited to a wide range of business uses



### Strong Infrastructure & Ceiling Height

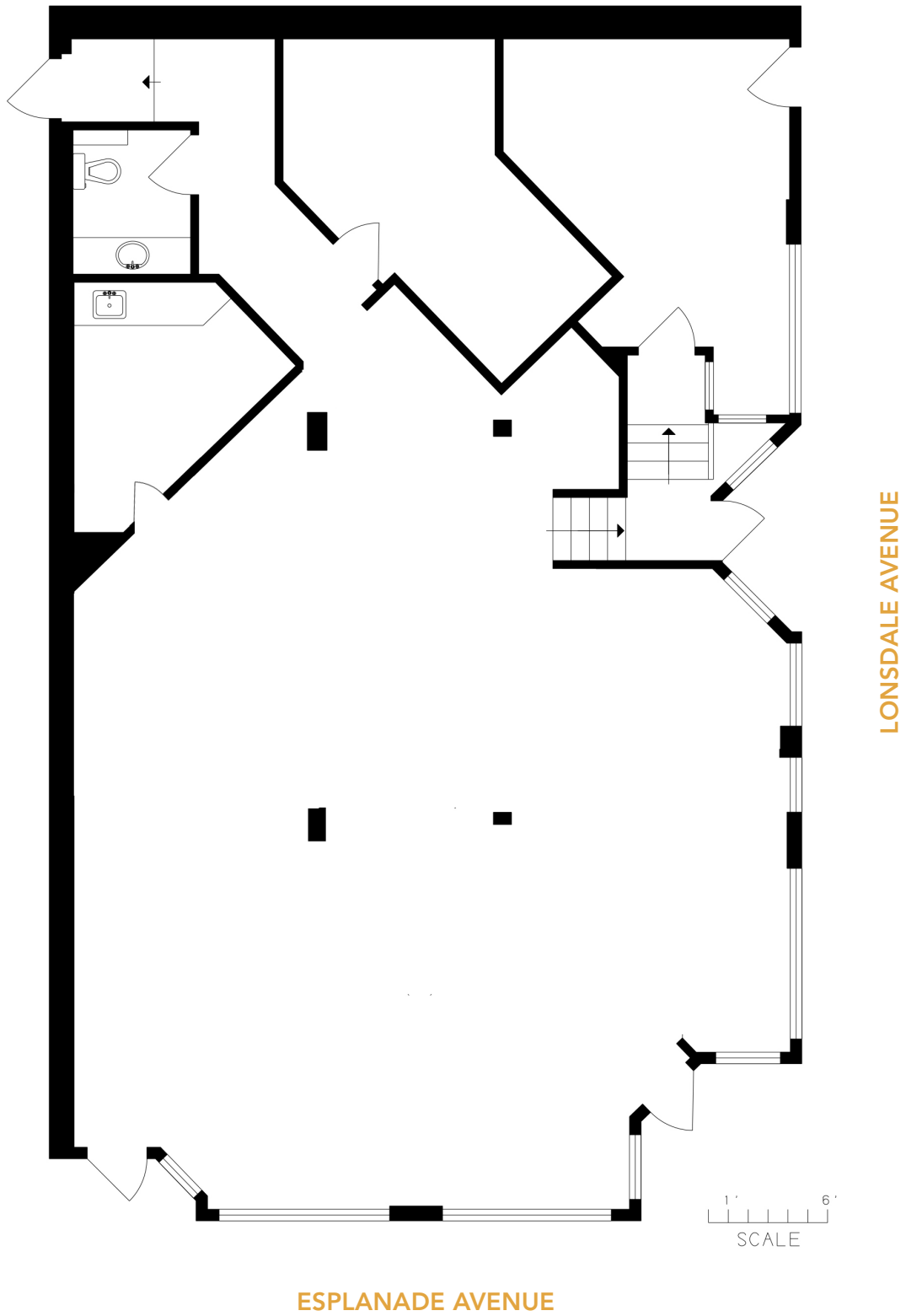
Featuring a power electrical service, approximately 10-foot ceilings abundant natural light and HVAC, the space offers both the functionality and flexibility to support a wide range of business needs



### Excellent Visibility & Access

This corner-exposure retail unit offers excellent access and strong operational efficiency in the heart of North Vancouver's dynamic waterfront community

# FLOOR PLAN\*



\*All measurements are approximate. Tenant to verify if deemed necessary.

# PROPERTY PHOTOS



Retail Area



Retail Area



Kitchen Pantry



Lower Office



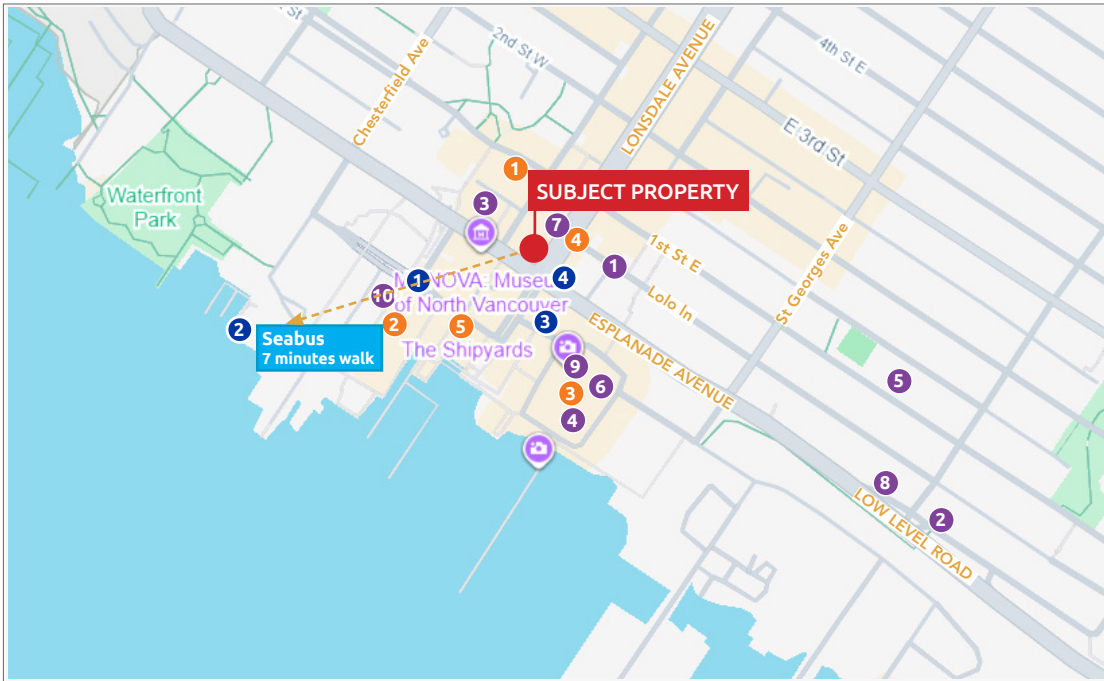
Upper Office



Washroom



# SURROUNDING AMENITIES



## RESTAURANTS & CAFE

1. Cream Pony
2. Beere Brewing Company
3. Tim Hortons
4. Joey Shipyards
5. Finch & Barley
6. Carpe Grill & Diner
7. Fishworks
8. Copperpenny Distilling Co.
9. Nook Shipyards
10. Fiorino, Italian Street Food Lonsdale Quay

## RETAILERS

1. Earnest Ice Cream
2. Saje Natural Wellness
3. Shop Makers
4. Skoah
5. The Polygon Gallery

## SERVICES

1. Lonsdale Quay Market
2. SeaBus
3. Pinnacle Hotel at the Pier
4. BMO

# NEIGHBOURING BUSINESSES



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