

FOR SALE

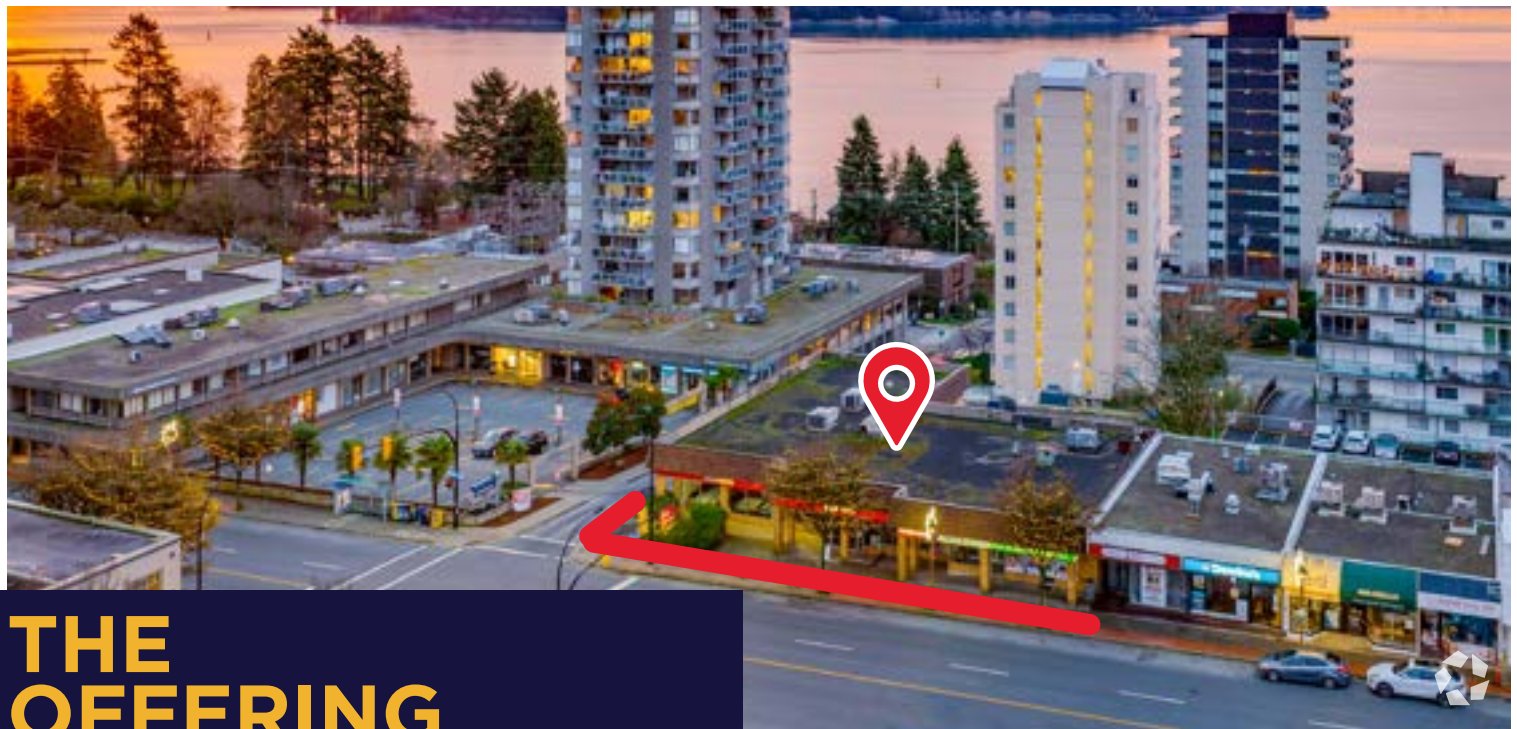
1802-1814 MARINE DRIVE

Income-Producing Property with Exceptional Development Potential – A Rare West Vancouver Opportunity





Source: CoStar



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THE OFFERING

Cushman & Wakefield ULC is pleased to present a rare opportunity to acquire an income-producing property with significant development potential in the heart of West Vancouver’s prestigious Ambleside neighbourhood. Situated on a 0.28-acre (12,200 SF) site, 1802-1814 Marine Drive consists of 6,872 SF of fully leased retail and storage space, providing stable income, while offering flexibility, for future redevelopment. Opportunities to acquire a property of this scale, location, and potential are exceptionally rare in West Vancouver. This offering represents a generational opportunity for investors and developers to secure a high profile property with strong in-place income along with medium-term redevelopment potential in one of Metro Vancouver’s most affluent and sought-after sub-markets.

INVESTMENT HIGHLIGHTS



PRIME CORNER LOCATION

Exceptional visibility and accessibility in the heart of West Vancouver’s Ambleside Village Centre.



SCARCITY OF COMPARABLE ASSETS

Generational opportunity, as few similar income-producing or redevelopment properties exist in this tightly held market.



RARE & UNIQUE OFFERING

High-quality property combining stable cash flow with strategic redevelopment potential



TENANT STABILITY & RENEWAL POTENTIAL

Fully leased with opportunities for long-term tenant renewals, ensuring continued income.



POTENTIAL UPSIDE DEVELOPMENT

Zoned AC2 with a maximum 1.75 FAR, offering flexibility for future redevelopment or expansion.

COASTAL LIFESTYLE COUPLED WITH WORLD CLASS AMENITIES



Walk Score
Walker's Paradise
95



Bike Score
Bikeable
67



Transit Score
Good Transit
55

PROPERTY SUMMARY

Municipal Address	1802-1814 Marine Drive
PID	003-850-536 & 003-850-498
Legal Description	Lot 1 & 2 East 1/2 of Block V District Lot 775 Plan 7054
Site Size	0.28 AC 12,200 SF
Year Built	1966
Zoning	AC2 - Ambleside Centre Zone 2
OCP Designation	Ambleside Village Centre
Leasable Area	6,872 SF
Occupancy	Fully Leased
Tenants	1802 Marine Drive - Sleep Country 1814 Marine Drive - S.T. Arts
Net Operating Income	Contact Listing Agents*
Asking Price	Contact Listing Agents

*Additional information is available upon receiving a signed Confidentiality Agreement.

DEMOGRAPHICS

	1km	3km	5km
 Population	9,723	35,820	84,467
 Population Growth (Next 5 Years)	6.9%	12.2%	10.3%
 Median Age	67	62	57
 Average Household Income	\$152,541	\$194,718	\$177,020
 Average Household Consumption	\$105,925	\$133,905	\$123,264

NEIGHBOURHOOD DENSIFICATION

Situated at the vibrant intersection of Marine Drive and 18th Street, the Property is positioned within the Ambleside Village Centre's OCP, where it is earmarked for increased mixed-use development space to enhance urban vibrancy while preserving its coastal charm.

Notably, a nearby property at 1763 Bellevue Avenue has submitted a redevelopment application proposing a 9-storey mixed-use building with a 3.47 FAR. This application underscores the growing momentum for higher-density development in the vicinity, highlighting the potential for future redevelopment opportunities in the area.



1763 Bellevue Avenue preliminary proposal rendering
Source: ARCADIS / IKOR Group



LOCATION OVERVIEW

Located in the heart of Ambleside Village, West Vancouver offers a vibrant and highly desirable community hub that features boutique shops, cafes, and fine dining. Furthermore, residents and visitors enjoy proximity to waterfront amenities such as the West Vancouver Seawall, John Lawson Park and Ambleside Park, perfect for walking, cycling, and recreation. The scenic setting and lively village atmosphere make Ambleside the highly sought-after destination for living, working, and investing.



NEARBY AMENITIES

Parks & Outdoor Recreation:

- 1. Millennium Park
- 2. Memorial Park
- 3. John Lawson Park
- 4. John Lawson Pier
- 5. West Vancouver Centennial Seawalk
- 6. Ambleside Pier

Community & Culture:

- 7. Community Centre
- 8. Aquatic Centre
- 9. West Vancouver Memorial Library
- 10. Ferry Building Gallery

Food & Cafes:

- 11. Starbucks
- 12. 16th Street Liquor Store
- 13. Farm to Table Market
- 14. Persia Foods Produce Markets
- 15. Fresh St. Market

Pharmacies:

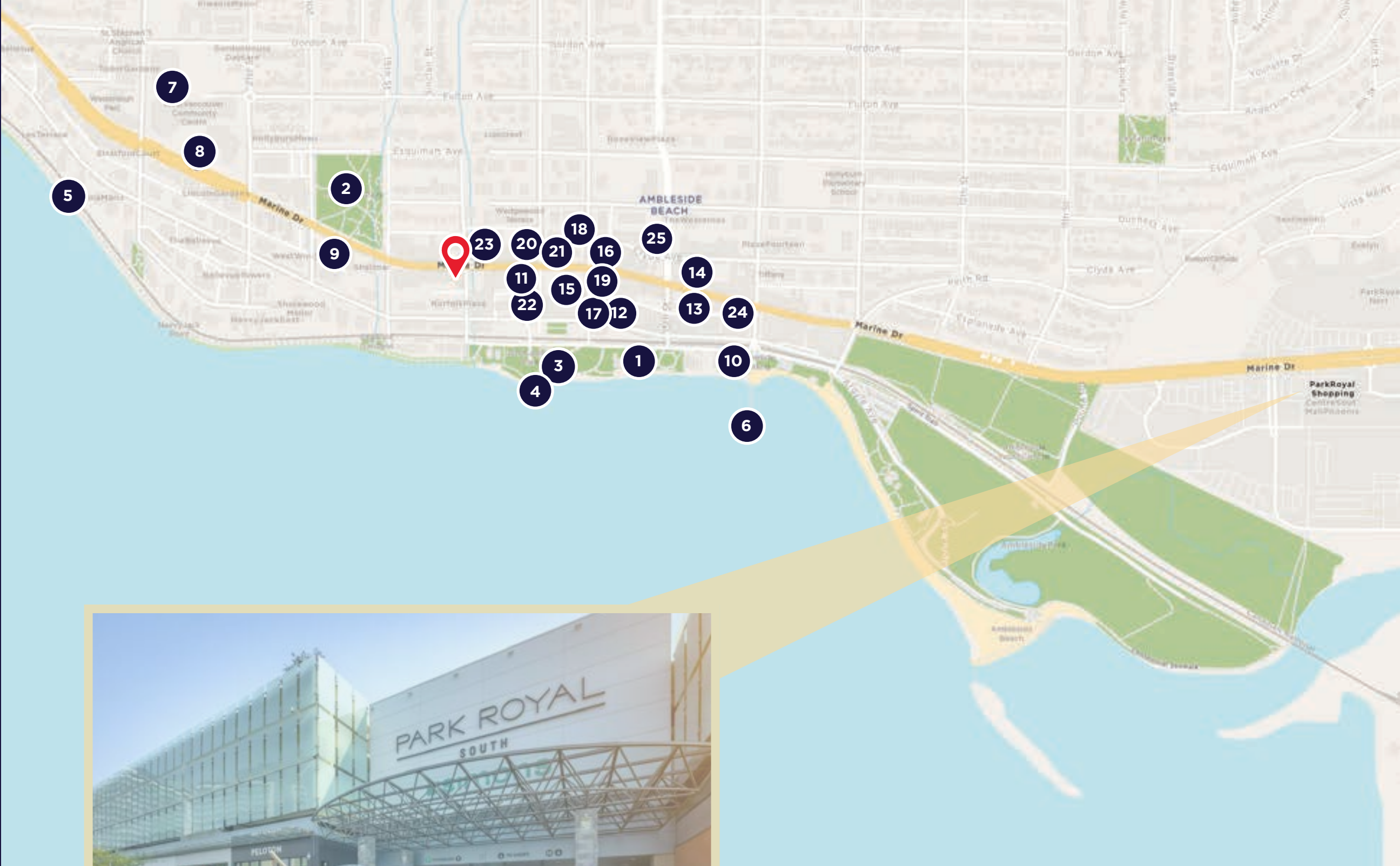
- 16. Shoppers Drug Mart
- 17. Pharmasave Bellevue
- 18. Rexall

Banks & Financial Services:

- 19. Scotiabank
- 20. RBC Royal Bank
- 21. TD Canada Trust Branch and ATM
- 22. CIBC Branch with ATM
- 23. BMO Bank of Montreal
- 24. Vancity

Fitness:

- 25. Anytime Fitness



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BRAD NEWMAN-BENNETT

Personal Real Estate Corporation
Vice President, Investment Sales
D: +1 604 640 5860
E: Brad.Newman-Bennett@cushwake.com

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