



FOR SALE

Hollyburn **Medical Centre**

**575 16TH STREET, 520 17TH STREET & 1685 MARINE DRIVE,
WEST VANCOUVER**



**MEDICAL CENTRE INVESTMENT WITH STRATA FLEXIBILITY –
A RARE OPPORTUNITY IN WEST VANCOUVER**



Phase 2

Cushman & Wakefield ULC is pleased to present a rare opportunity to acquire an income-producing, stratified medical office property in the heart of Ambleside Village, West Vancouver. The Property, comprising Phase 1 and Phase 2, is located at 575 16th Street, 520 17th Street, and 1685 Marine Drive, offers a diverse roster of established tenants, including TD Bank and Rexall, alongside premier medical practices and LifeLabs.

The property features value-add upside through lease up of current vacancy coupled with secure cash-flow from national and long-term medical tenants, while also offering flexibility for potential strata sales to owner-occupiers looking to secure a premium medical asset. Opportunities to acquire stratified medical office properties of this scale, tenant quality, and prime location are exceptionally rare in West Vancouver.

Investment Highlights

- **Prime Corner Location:** Exceptional visibility and accessibility in the heart of Ambleside Village, West Vancouver.
- **Owner/ Occupier Opportunity:** June 1, 2026 up to 6,818sf of contiguous office space available for occupancy (can be demised as 2,591sf & 4,227sf)
- **Rare Offering & Future Flexibility:** Potential upside through existing strata conversion breakdown and sales to owner-occupier, few comparable assets of this scale and quality are available
- **Built-In Residential Demand:** Surrounded by established residential neighbourhoods, supporting long-term demand for medical and professional services
- **Abundant Underground Parking:** 91 stalls available for clients/patients and retail tenants



Phase 1

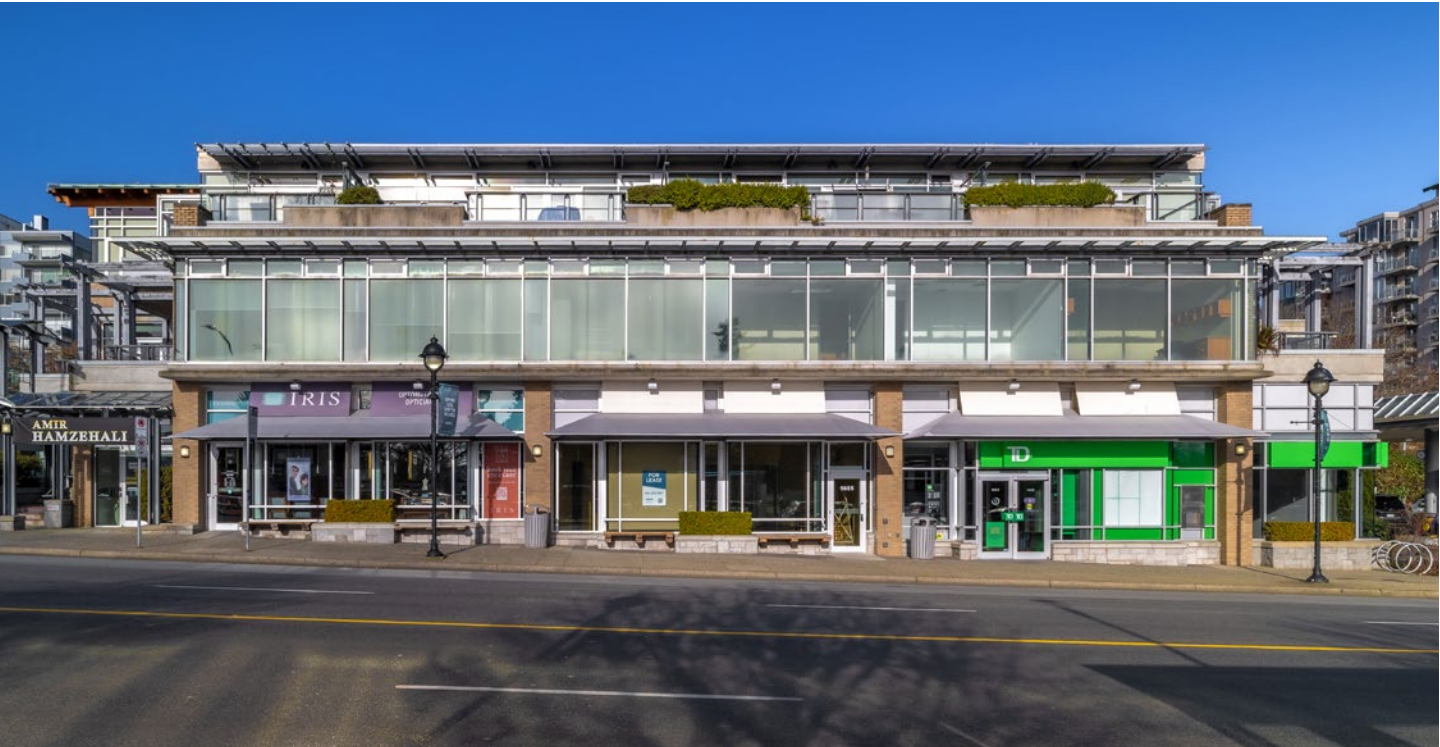


Property Summary

575 16TH STREET; 520 17TH STREET; & 1685 MARINE DRIVE, WEST VANCOUVER, BC

PIDS	025-870-548; 025-870-556; 025-870-530
YEAR BUILT	2000 / 2004
LEASABLE AREA	37,192 sq. ft.
SITE AREA	33,500 sq. ft.
ZONING	CD22
OCP DESIGNATION	Ambleside Village Centre
WALT	Phase 1: 2.01 Years Phase 2: 2.38 Years
OCCUPANCY	Phase 1: 100.0% Phase 2: 93.4% (62.4% June 2026)
TENANTS	TD Bank, Rexall, LifeLabs
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	8,732	32,473	74,442
POPULATION GROWTH (NEXT 5 YEARS)	6.9%	12.2%	10.3%
MEDIAN AGE	58	51	48
AVERAGE HOUSEHOLD INCOME	\$123,074	\$149,229	\$143,116
ANNUAL HEALTH CARE SPEND	\$3,217	\$3,901	\$3,741
EDUCATION (UNDER GRADUATE DEGREE OR HIGHER)	59%	59%	58%

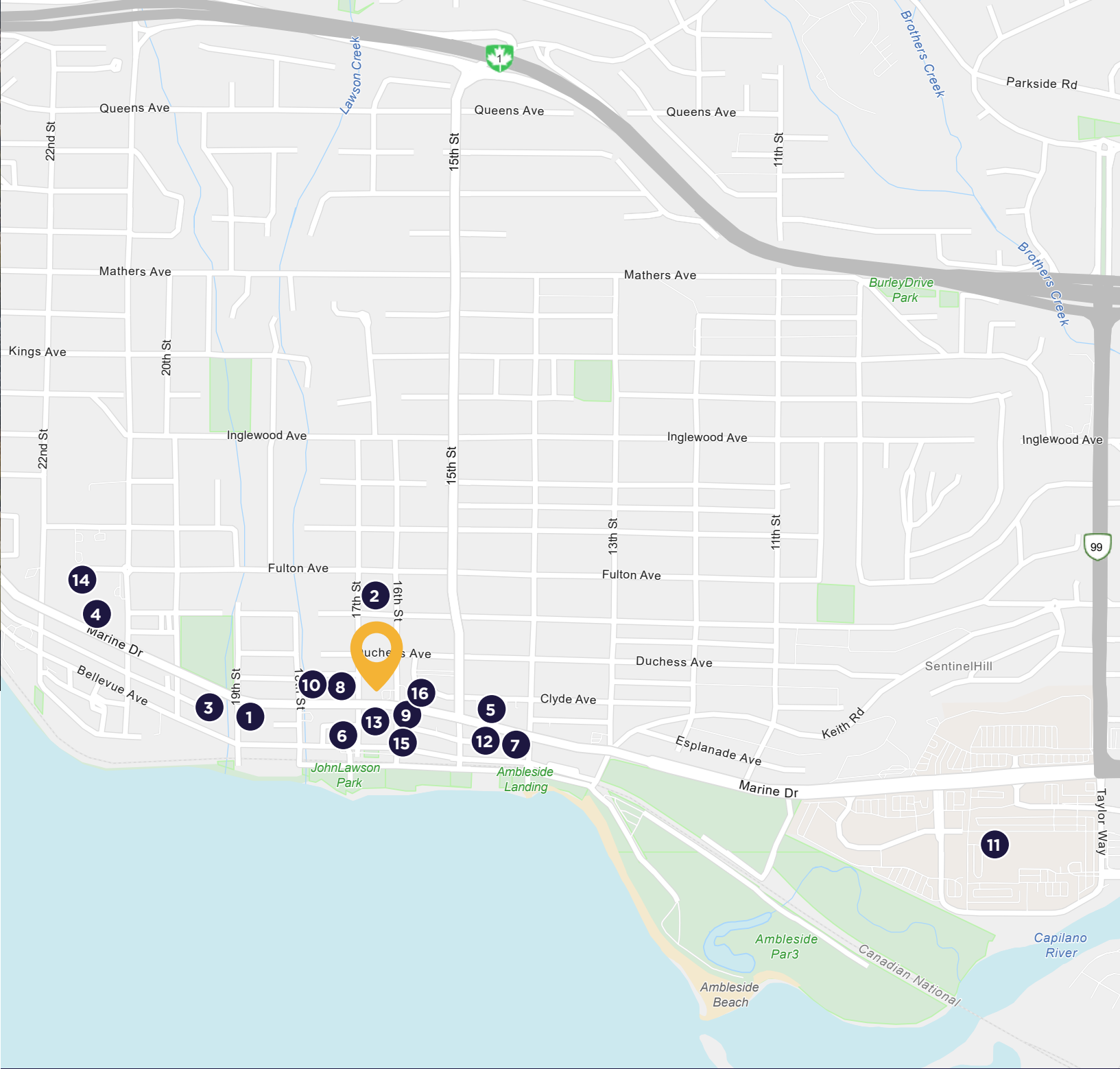


Location Overview

Located in the heart of Ambleside Village, West Vancouver, the Property offers excellent visibility and accessibility within thriving medical and commercial corridors. Surrounded by dense residential neighbourhoods, the Property serves as a medical hub, housing a diverse mix of medical offices, clinics, and professional services, alongside retail amenities such as a bank and pharmacy.

This vibrant setting ensures consistent patient demand while providing convenience for medical professionals. Residents and visitors also enjoy nearby waterfront amenities, including the West Vancouver Centennial Seawall and John Lawson Park.

The combination of residential catchment, high-profile medical tenants, and accessible location make these properties highly attractive for investors and potential owner-occupiers.



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|------------------------------------|--------------------------------|-------------------------------------|
| 1. Ocean Pharmacy | 6. CIBC | 12. Farm to Table Market |
| 2. Art Museum West Vancouver | 7. Vancity | 13. Fresh St. Market |
| 3. West Vancouver Memorial Library | 8. RBC Royal Bank | 14. West Vancouver Community Centre |
| 4. Aquatic Centre West Vancouver | 9. Scotiabank | 15. Pharmasave Bellevue |
| 5. Persia Foods Produce Markets | 10. BMO Bank of Montreal | 16. Shoppers Drug Mart |
| | 11. Park Royal Shopping Centre | |



96
Walk Score



55
Transit Score



68
Bike Score

Hollyburn Medical Centre

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1685 MARINE DRIVE, WEST VANCOUVER

↑
WEST VAN
COMMUNITY HEALTH
CENTRE

17TH STREET

16TH STREET

MARINE DRIVE

JOHN LAWSON
PARK

WEST VAN
SEAWALL
↓

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