

# Pemberton Plaza

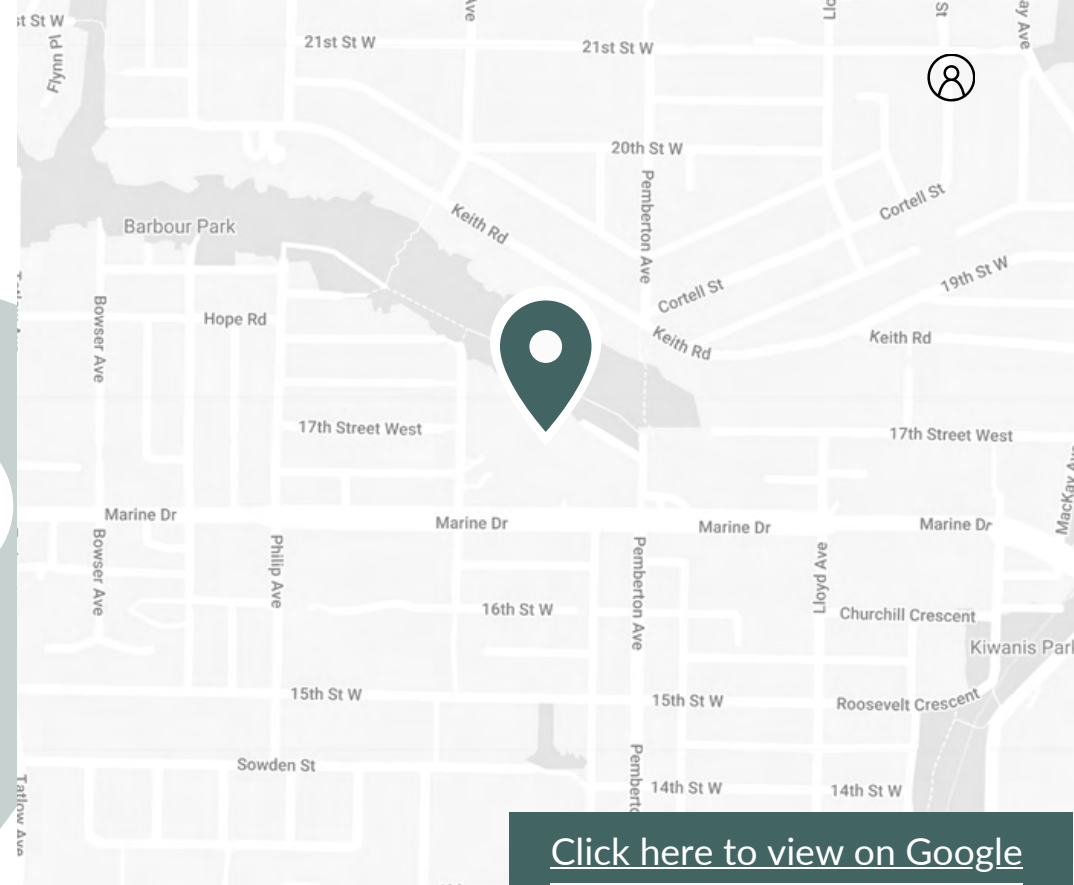


1240 - 1290 Marine Drive  
North Vancouver, British Columbia



# About the Location

This open-air shopping centre is located in the affluent and diverse community of North Vancouver along Marine Drive, the busiest retail thoroughfare in the district. Pemberton Plaza is ideally located in close proximity to the TransCanada Highway with direct access to Whistler, making it a high traffic area – with over 52,000 cars per day. This retail centre is anchored by Save On Foods, Vancity, and offers a mix of local and national retailers making it a one-stop-shop for everyday needs and more.





# About the Location



# Demographics & Neighbourhood

**35%** 35% of households in a 5km radius have children at home

**40** The median Age within a 5km radius is 40 years old

Situated just off of the TransCanada highway this location is guaranteed to drive plenty of traffic to any business on the premises. The surrounding neighbourhood is predominantly residential and features a wide variety of parks and schools. Due to its great tenant mix of necessity-based business, this centre is a one-stop shop for the over 500,000 residents of the surrounding area as it can cater to a wide variety of needs including, groceries, banking and medical care.



# Neighborhood Features



3- MINUTE DRIVE TO NORGATE PARK (750M)



5-MINUTE DRIVE TO NORTGATE COMMUNITY SCHOOL (850M)



6-MINUTE DRIVE TO TRANSCANADA HIGHWAY (1.8KM)



Nearest Bus line  
WB Marine Dr @ Pemberton Ave (500M)



Nearest Rail line  
Rocky Mountaineer Station (2KM)



Population (5km)  
202,517



Household Income (5km)  
\$124,826



Households (5km)  
93,272



Bike Score  
66



Walk Score  
88



Traffic count  
52,147

## Near by amenities and tenants



# Notable Locations

Capilano  
Elementary School

Pemberton Plaza

Marine Dr

Norgate  
Community School

Pemberton Ave

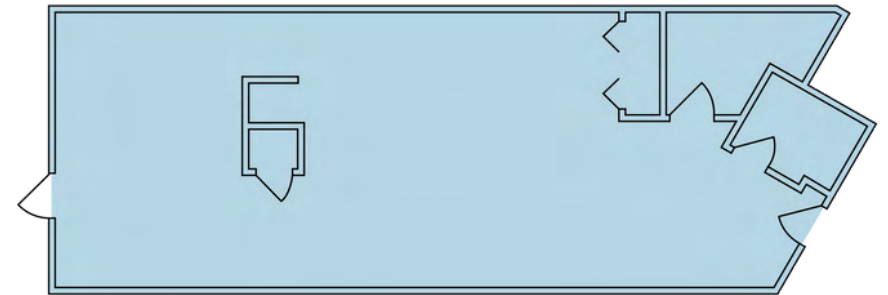




# Unit A01244A

1,019 sf

<b>Size</b>	1,019 sf
<b>Unit Number</b>	A01244A
<b>Floor</b>	1st
<b>Electrical</b>	200 amps
<b>Gas Line</b>	Yes
<b>Availability</b>	Immediate
<b>Ideal Use</b>	Retail, Service
<b>Additional Rent*</b>	\$28.26



*\*this is an approximate and rates are subject to change.*



\*2023 Estimates



**Jennifer Devlin**  
Leasing Manager  
Jennifer.Devlin@fcr.ca  
604-506-2126