



**victor**  
Lower Lonsdale

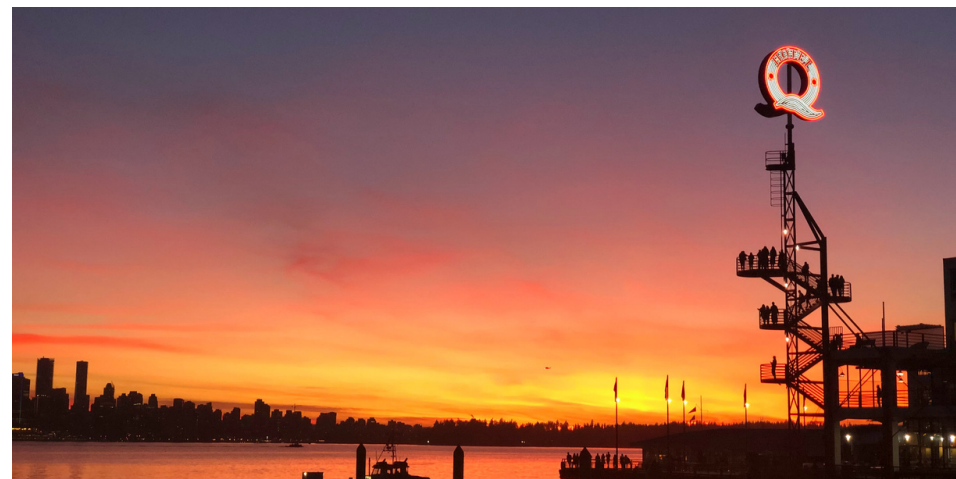
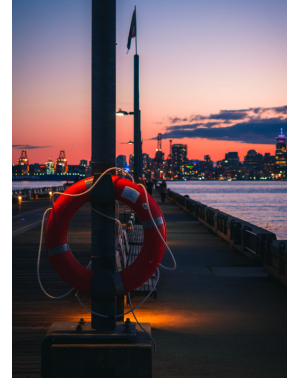
**Jennifer Devlin**  
Leasing Manager  
jennifer.devlin@fcr.ca  
604.506.2126



# WELCOME TO THE NEIGHBOURHOOD

Victor is a newly completed redevelopment situated in the lively Lower Lonsdale neighbourhood of North Vancouver. This year-round waterfront destination is renowned for its vibrant culture, art, stunning views, and rich history. The neighbourhood is home to The Shipyards and the historic Lonsdale Quay Market and has become a bustling hub for local shops, restaurants, specialty food stores, fitness studios, residential developments, and an array of community attractions.

Victor offers 75 purpose-built rentals and over 8,000 square feet of retail space in North Vancouver. It is located on a major thoroughfare, providing excellent visibility and easy accessibility to the surrounding residential community. The Victor is a great addition to the rapidly growing neighbourhood, offering a convenient shopping and living experience.





# Neighborhood Features

✓ 3-MINUTE WALK TO LONSDALE SEABUS FERRY TERMINAL AND BUS EXCHANGE.

✓ 5-MINUTE WALK TO SHIPYARDS EVENT AND COMMUNITY SPACE.

✓ 5-MINUTE WALK TO LONSDALE QUAY MARKET FEATURING 80+ SHOPS.

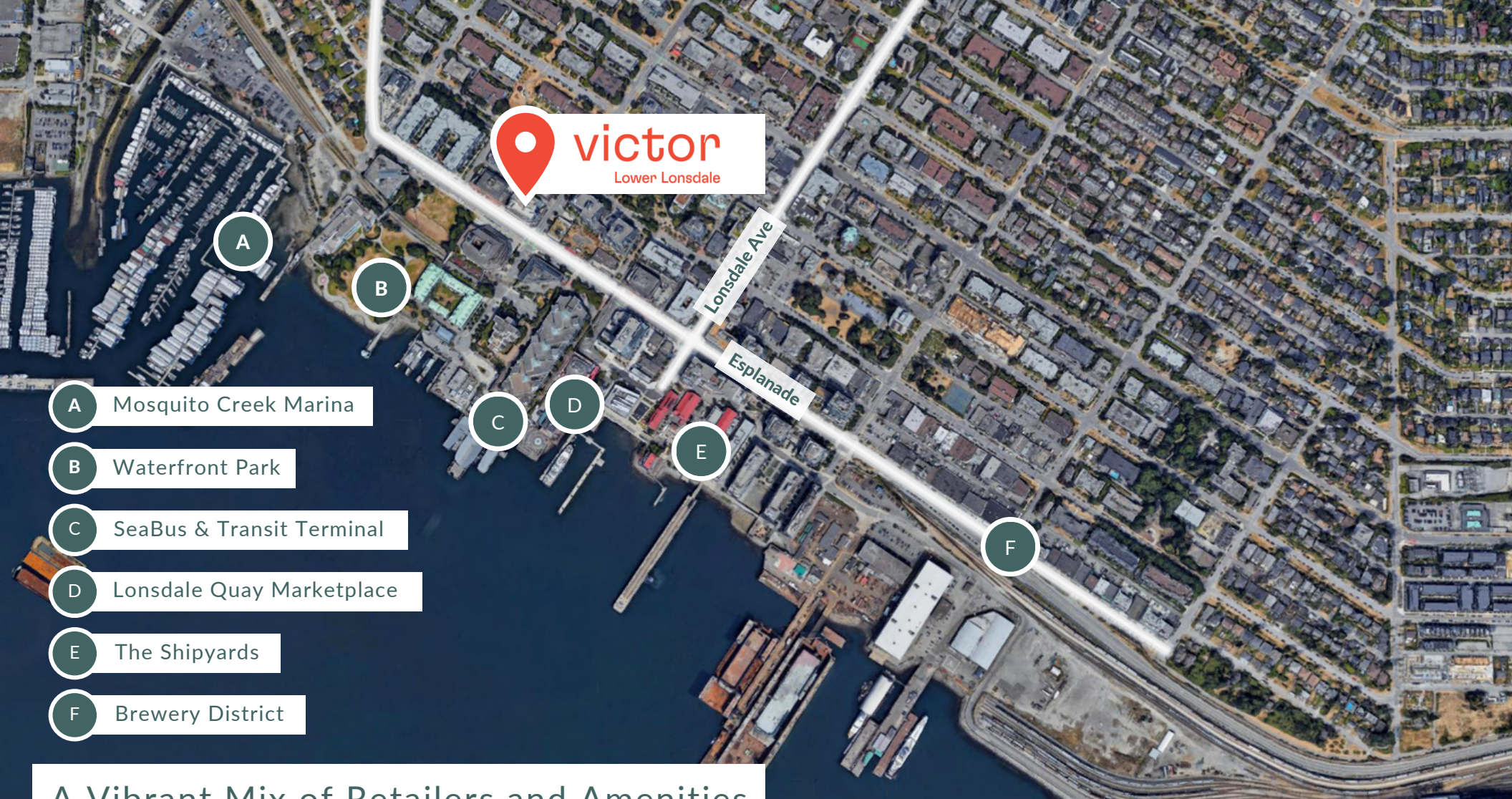
Population (5km)  
**249,862**

Household Income (5km)  
**\$94,450**

Households (5km)  
**120,520**







### Food & Drinks

- Anatoli Souvlaki
- Browns Socialhouse
- Buddha-full
- Burgoo Bistro
- Earnest Ice Cream
- Farina a Legna
- Fishworks
- JOEY Shipyards
- Kitchen Craft Eatery
- La Cerveceria Astilleros
- Nemesis Coffee Polygon
- Nook Restaurant
- Sailor Hagar's Brew Pub
- Sushi Bella
- Tap & Barrel Shipyards
- The Gull Bar and Kitchen

### Breweries & Distilleries

- Beere Brewery
- Copperpenny Distilling Co.
- House of Funk
- North Point Brewery
- Shaketown Brewing
- Streetcar Brewery

### Health & Recreation

- Champions Martial Arts Academy
- Lagree West
- Obsession: Bikes
- Ride Cycle Club
- Salted Cycle
- Vibe Lounge

### Shopping and Grocery

- BC Liquor Store
- BMO Bank of Montreal
- Foxy Farm Market
- IGA
- Lonsdale Quay Market
- Shipyards Night Market
- Shoppers Drug Mart
- TD Bank



# Retail Leasing Opportunities

\*Approximate unit sizes

Space	SF	Power	HVAC	Gas Line	Venting Capability
1	2,390 sf with patio option	400A	1 ton per 400 sf	1 inch	Yes
2	1,644 sf	200A	1 ton per 400 sf	1 inch	Yes
3	4,005 sf	200A	1 ton per 400 sf	1 inch	Yes
4	665 sf	200A	1 ton per 400 sf	1 inch	Yes



Available



Under Contract



Leased

Available Immediately

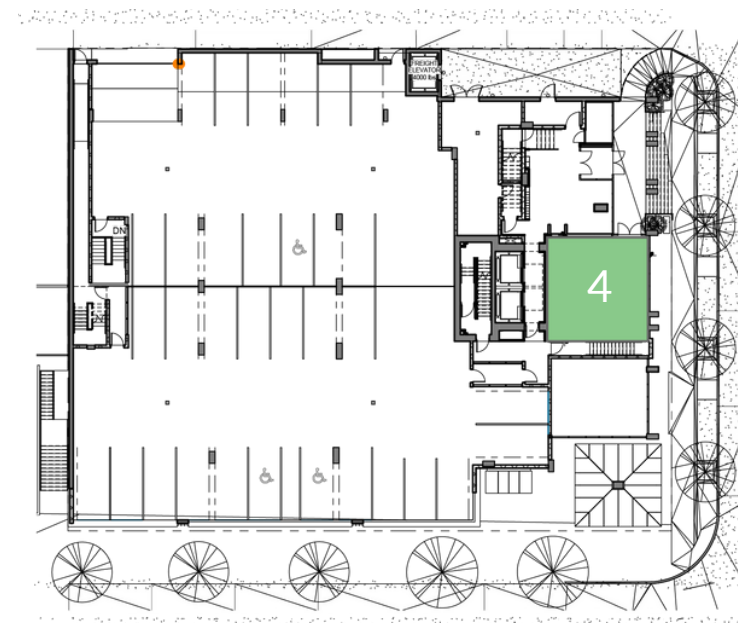
## Availability

This newly completed mixed-use development offers frontage along Esplanade West, providing great visibility and easy access for everyone. This brand-new location has a 1,644 SF opportunity that is perfect for health or personal services, low-impact fitness, light food, and more.

This space is the perfect opportunity for any new or expanding business ready to take possession immediately.

**Additional Rent:** \$20.40 psf\*

**Asking Price:** Contact Leasing Manager



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Lower Lonsdale

Become a part of the vibrant historic community of Lower Lonsdale.



**Leasing Contact:**  
**Jennifer Devlin**  
Leasing Manager  
jennifer.devlin@fcr.ca  
604.506.2126

**First Capital REIT**  
Shops at New West  
800 Carnarvon St - Suite 320  
Vancouver, BC, V3M 0G3  
604-278-0056