

LYNN VALLEY VILLAGE

LYNN VALLEY ROAD & MOUNTAIN
HIGHWAY, NORTH VANCOUVER, BC



partnership.
performance.

FOR LEASE RETAIL SPACE

Units available from 989 sf to 2,472 sf

Amanda Vissia
Senior Associate, Retail Leasing & Sales
D 604.646.8381

Terry Thies*
Principal
D 604.646.8398

*Terry Thies Personal Real Estate Corporation

Ian Whitchelo
Vice-President
D 604.647.5095

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LYNN VALLEY VILLAGE

NORTH VANCOUVER, BC

Up to 2,472 sf retail space available in architecturally stunning civic focal point for the Lynn Valley community, anchored by the Lynn Valley Main Library



SUPERB LOCATION

Lynn Valley Village is located at the intersection of Lynn Valley Road and Mountain Highway. The Village is the focal point of this vibrant Lynn Valley community and caters to the growing residential, professional and recreational market requirements.

- Home to the new, architecturally stunning 40,000 sf Lynn Valley Public Library
- 12,000 sf central community plaza for public events and displays
- Prime exposure along Lynn Valley Road, with average daily traffic volumes exceeding 22,250 vehicles
- Adjacent to Lynn Valley Mall
- Only 16 minutes to downtown Vancouver and well served by public transportation
- Demographically appealing area
- Residents with active lifestyles

"WEST COAST" DESIGN

Constructed in 2007 and designed by award winning architects Henriquez & Partners, Lynn Valley Village incorporates concrete, cedar, copper, and ample glazing into an attractive and contemporary west coast design providing enviable curb appeal.

Lynn Valley Village incorporates sustainable development practices, befitting the range of a complementary mix of lifestyle-oriented tenants.

Additional benefits include:

- Efficient unit layouts
- Flexible CD-42 zoning
- Ample underground parking
- Prominent signage opportunities
- Professionally managed

Anchored by the Lynn Valley Library, Browns Social House, YYoga and Vancity.

TRAFFIC COUNTS

ROAD TRAFFIC

Lynn Valley Road	21,500 daily
Mountain Highway	8,100 daily

TRADE AREA

Population	22,596
Household Size	2.8
Avg. Age	41
Med. Income	\$72,793

LIBRARY VISITS

Estimated at 40,000 patrons per month, which is approximately 480,000 visits per year.

Library special programs/events attract 30,000 attendees annually.

COMMUNITY EVENTS

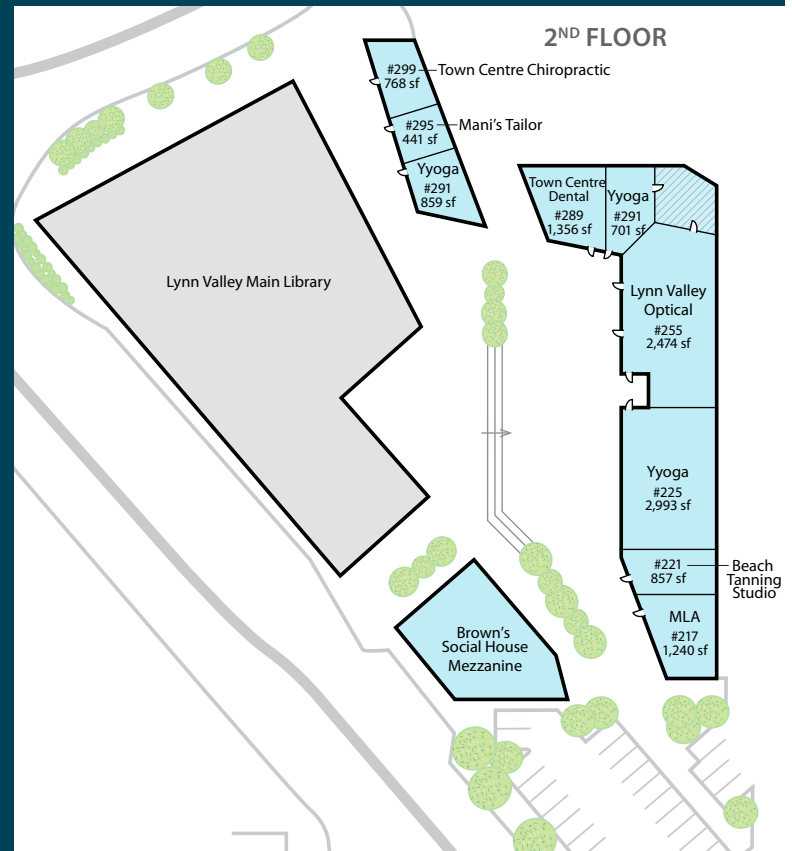
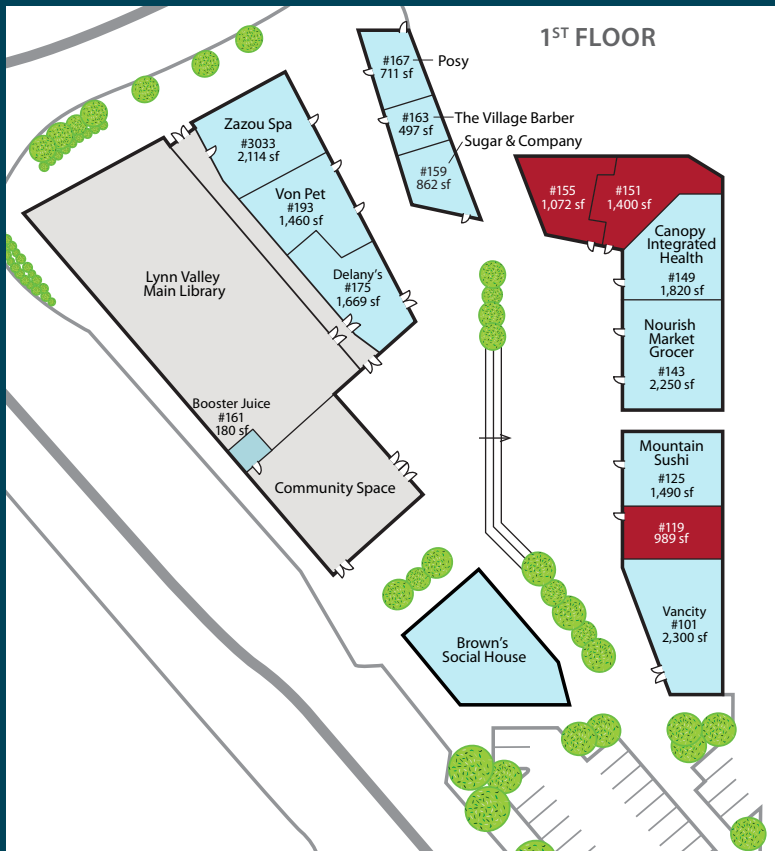
Increased funding and unique initiatives take place in the plaza space to engage retailers within the community.

SUMMER CONCERT SERIES

- Seven Friday evenings beginning July in the Plaza

NORTH SHORE GREEN MARKETS

- Farmers' Market every Thursday from June to the end of September



AREA TENANTS

Lynn Valley Village is home to Lynn Valley Library, VanCity Credit Union, Browns Social House, Yyoga, Delany's Coffee House, Canyon Dental & Skincare, Town Centre Chiropractic as well as a host of complementary tenants.

OPPORTUNITY

UNIT	SQUARE FEET
<i>1st Floor Retail</i>	
151	1,400
155	1,072
119	989

AVAILABLE
Immediately

ASKING LEASE RATES
Contact listing agents

OPERATING COSTS & TAXES
\$15.00 psf/annum (2012 est.)

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AREA DEMOGRAPHICS

	1 km	3 km	5 km
Pop. (2010)	11,671	58,430	108,483
Persons Per Family	3.0	3.0	2.9
Dominant Age Group	45-49	45-49	45-49
Owned Dwellings	70%	70%	67%
Dominant Dwelling Type	Single Detached	Single Detached	Apartment
Avg. Dwelling Value	\$603,064	\$631,758	\$618,250
Avg. Hhld. Income (2010)	\$94,875	\$94,596	\$94,426
Proj. Hhld. Income (2015)	\$122,827	\$119,357	\$118,882
Total Hhld. Expenditure	\$87,557	\$87,093	\$86,878

RETAIL

Amanda Vissia

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D 604.646.8381

E amanda.vissia@avisonyoung.com

OFFICE

Ian Whitchelo

Vice-President

D 604.647.5095

E ian.whitchelo@avisonyoung.com

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D 604.646.8398

E terry.thies@avisonyoung.com

*Terry Thies Personal Real Estate Corporation

Suite 2100, 1055 West Georgia Street
PO Box 11109 Royal Centre, Vancouver, BC, Canada V6E 3P3
P 604.687.7331 W avisonyoung.com

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