

# FOR LEASE

## THE COPPERSMITH SHOP AT THE SHIPYARDS ON NORTH VANCOUVER'S DYNAMIC WATERFRONT



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## THE COPPERSMITH SHOP ON NORTH VANCOUVER'S DYNAMIC WATERFRONT

### OPPORTUNITY

To lease a high profile character building in North Vancouver's trendy Lower Lonsdale neighbourhood.

### LOCATION

Located at the base of Lonsdale Avenue, the Coppersmith Shop is situated in the historic Shipyards district in the City of North Vancouver's Lower Lonsdale area. It will serve the populous of the North Shore, a trading area approximately 183,000 people, as well as the commuter traffic associated with the SeaBus Terminal and major bus exchange adjacent the Lonsdale Quay Market. Further, it will benefit the rapidly increasing number of visitors drawn to the area to enjoy the City of North Vancouver's waterfront and world renowned views of Burrard Inlet and Downtown Vancouver's skyline.

### THE COPPERSMITH SHOP

The Coppersmith Shop is a recently refurbished historic building that celebrates North Vancouver's ship building industry. Highlights include:

- › Exposed post and beams throughout
- › An abundance of window exposure
- › Excellent frontage along Lonsdale Avenue
- › Perfectly suited for high profile restaurant and retail uses
- › Potential for expansive outdoor patio seating
- › Ample street parking and parking lots available within walking distance
- › Close proximity to the SeaBus terminal and Lonsdale Bus Exchange
- › Adjacent to Shipbuilders' Square
- › Impressive views of Downtown Vancouver and Burrard Inlet

### AVAILABILITY

Main Floor - Up to 8,525 SF with the potential for expansive patio/exterior seating. There is also potential for 3,325 SF of mezzanine space.

### TRADING AREA

The North Shore is the region on the northern shore of the Burrard Inlet across from the City of Vancouver, made up of three communities: City of North Vancouver, District of North Vancouver and the District of West Vancouver, collectively the "North Shore".

Brief details regarding the demographics of the market are as follows:

	City of North Vancouver	District of North Vancouver	District of West Vancouver
2013 Estimated			
Total Population	51,560	88,085	44,226
Average Household Income	\$75,874	\$123,158	\$187,612
Total Households	24,462	32,061	17,768
2016 Projected			
Total Population	54,699	92,156	46,333
Average Household Income	\$86,624	\$140,526	\$213,852
Total Households	26,167	34,002	18,854
2023 Projected			
Total Population	59,869	100,630	51,442
Average Household Income	\$108,222	\$175,401	\$266,376
Total Households	29,263	38,159	21,359

