

**AVISON  
YOUNG**



## LYNN VALLEY VILLAGE

LYNN VALLEY ROAD & MOUNTAIN HIGHWAY  
NORTH VANCOUVER, BC

Partnership. Performance.

## OFFICE & RETAIL SPACE FOR LEASE

Prime office & retail opportunity in architecturally stunning civic focal point for the Lynn Valley community, anchored by the Lynn Valley Main Library



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# LYNN VALLEY VILLAGE

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### Property Details

#### Available Units

Address	Size	Additional Rent
#295-1233 Lynn Valley Rd	441 sf	\$12.04 psf*

\* 2014 estimate

#### Availability

Immediate

#### Lease Rates

Contact listing agents

#### Parking

Ample underground parking

#### Daily Traffic Counts

Lynn Valley Road	21,500
Mountain Highway	8,100

#### Trade Area

Population	22,596
Household size	2.8
Avg. age	41
Median income	\$72,793

#### Library Visits

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

#### 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.



### 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.

### Community Events

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

#### Summer Concert Series

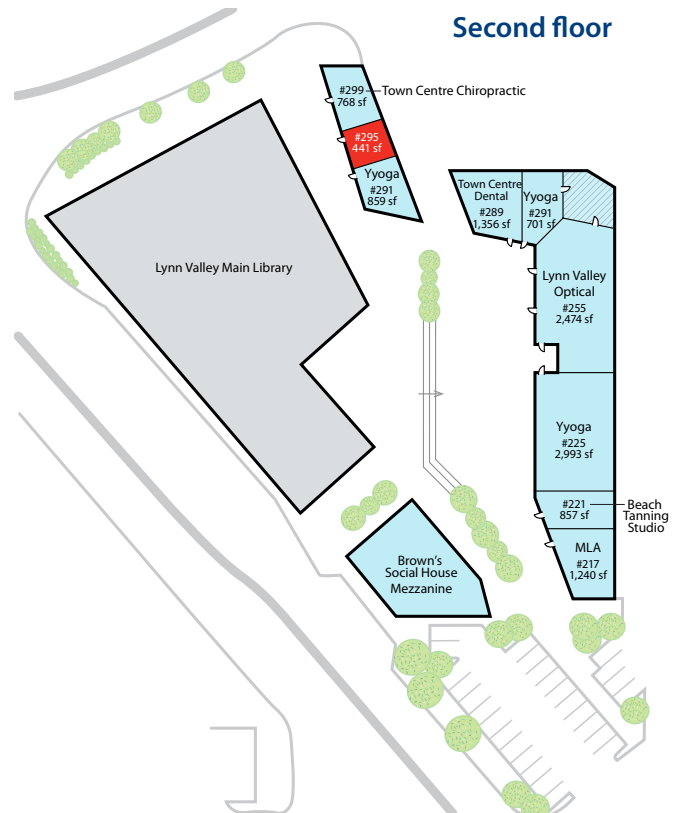
Seven Friday evenings beginning July in the Plaza

#### North Shore Green Markets

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

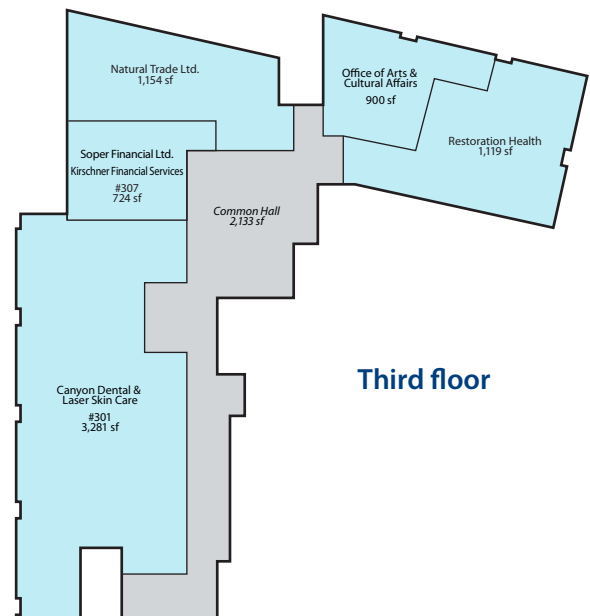


## Site Plans

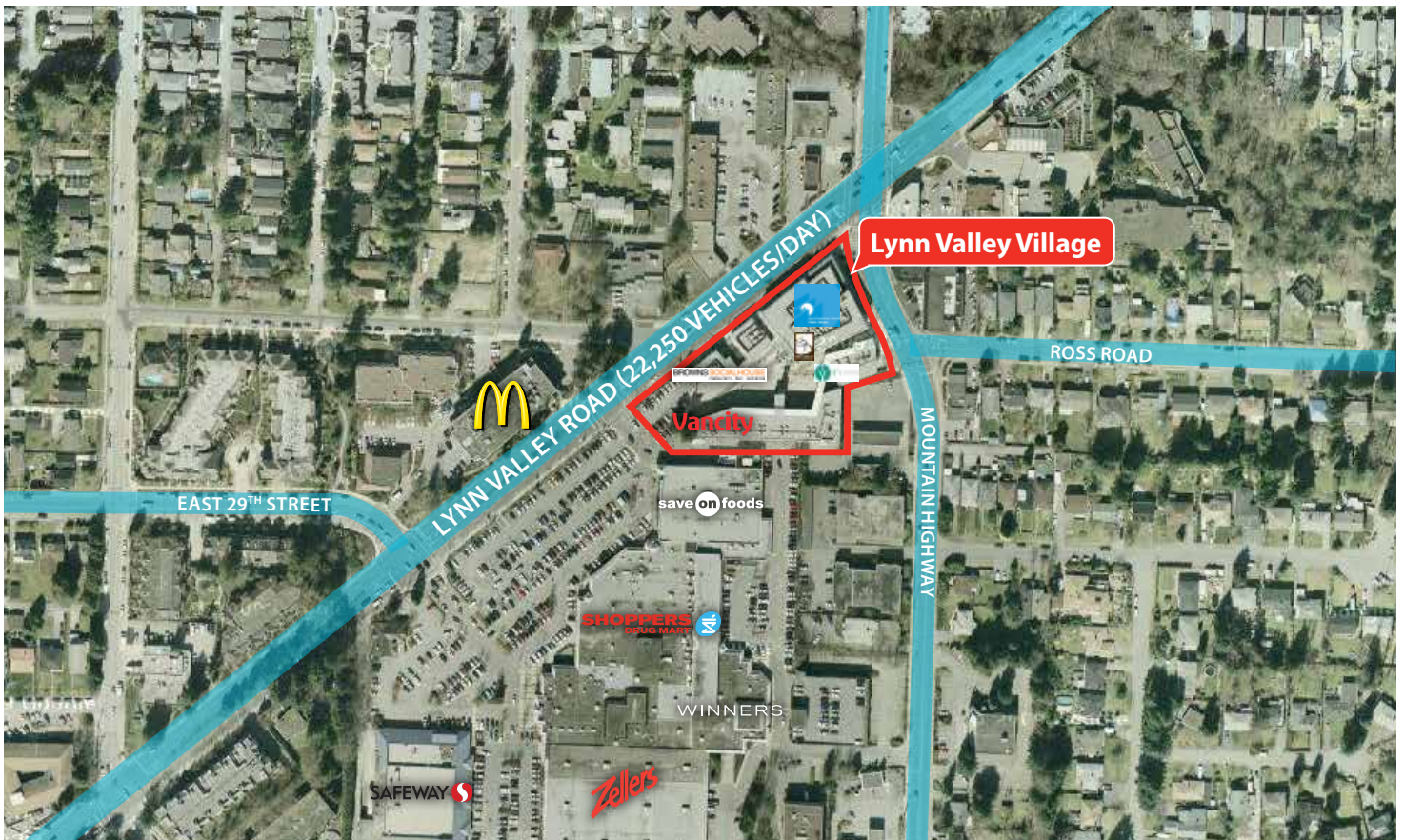


## Demographics

2013 estimates and projections	1 km	3 km	5 km
Population	11,630	57,105	113,833
Total daytime population	8,074	39,835	98,300
Persons per square km	4,004.69	2,345.55	2,126.73
Persons per family	3.0	3.0	2.9
Dominant age group	50-54	50-54	50-54
Dominant dwelling type	Single-detached house	Single-detached house	Single-detached house
Avg. dwelling value (2010)	\$603,064	\$631,758	\$618,250
Avg. household income	\$103,077	\$104,333	\$101,613
2016 avg. household income	\$116,537	\$115,932	\$112,470
Total household expenditure	\$93,561	\$94,554	\$92,407







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