

FOR LEASE | RETAIL SPACE

GROSVENOR AMBLESIDE

www.grosvenorambleside.com





AMBLESIDE
RENEWED, REIMAGINED, REVITALIZED

A RARE RETAIL OPPORTUNITY UNLIKE ANY OTHER

Nestled between the mountains and the ocean, Ambleside is West Vancouver's most beloved shopping and dining destination — a vibrant seaside village with over a century of history.

Grosvenor Ambleside is a world-class waterfront development featuring inviting and spacious retail spaces designed to connect with the community and promote inclusivity. This sought-after location offers 32,500 square feet of boutique retail and 5,500 square feet of office space, all within a thoughtfully curated public realm. A 7,000-square-foot covered galleria seamlessly links Marine Drive to the waterfront, enhancing walkability and community engagement.



THE GATEWAY TO WEST VANCOUVER

Positioned at the entrance to West Vancouver, Grosvenor Ambleside offers unparalleled visibility and connectivity. This prime location provides seamless access to Ambleside Park, the Seawall, Park Royal, Highway 1, and the Lions Gate Bridge, making it a key destination for both residents and visitors.

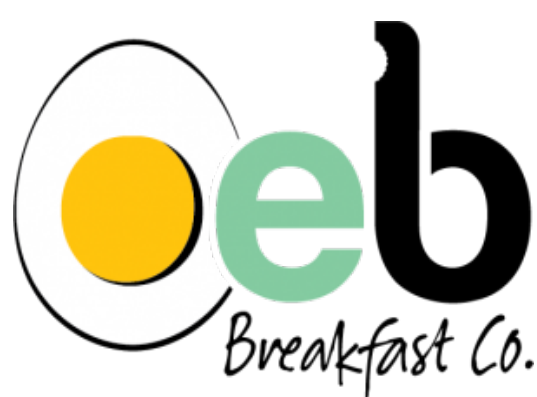


A VIBRANT WATERFRONT NEIGHBOURHOOD

Bordered by Marine Drive, Bellevue Avenue, and 13th and 14th Streets, Grosvenor Ambleside is at the heart of Ambleside's thriving retail and lifestyle district. With parks, playgrounds, and beaches just steps away, the area draws a steady flow of shoppers, diners, and leisure-seekers year-round.

THE OPPORTUNITY

Home to an established collection of premium retailers and dining destinations, Grosvenor Ambleside features a thoughtfully curated mix of Thierry, OEB Breakfast Co., Pure Pharmacy, Earls Ambleside Beach, ABURI Market, and many more. The dynamic streetscape, enhanced by music, public art, and a pedestrian-friendly galleria, creates an engaging retail experience.

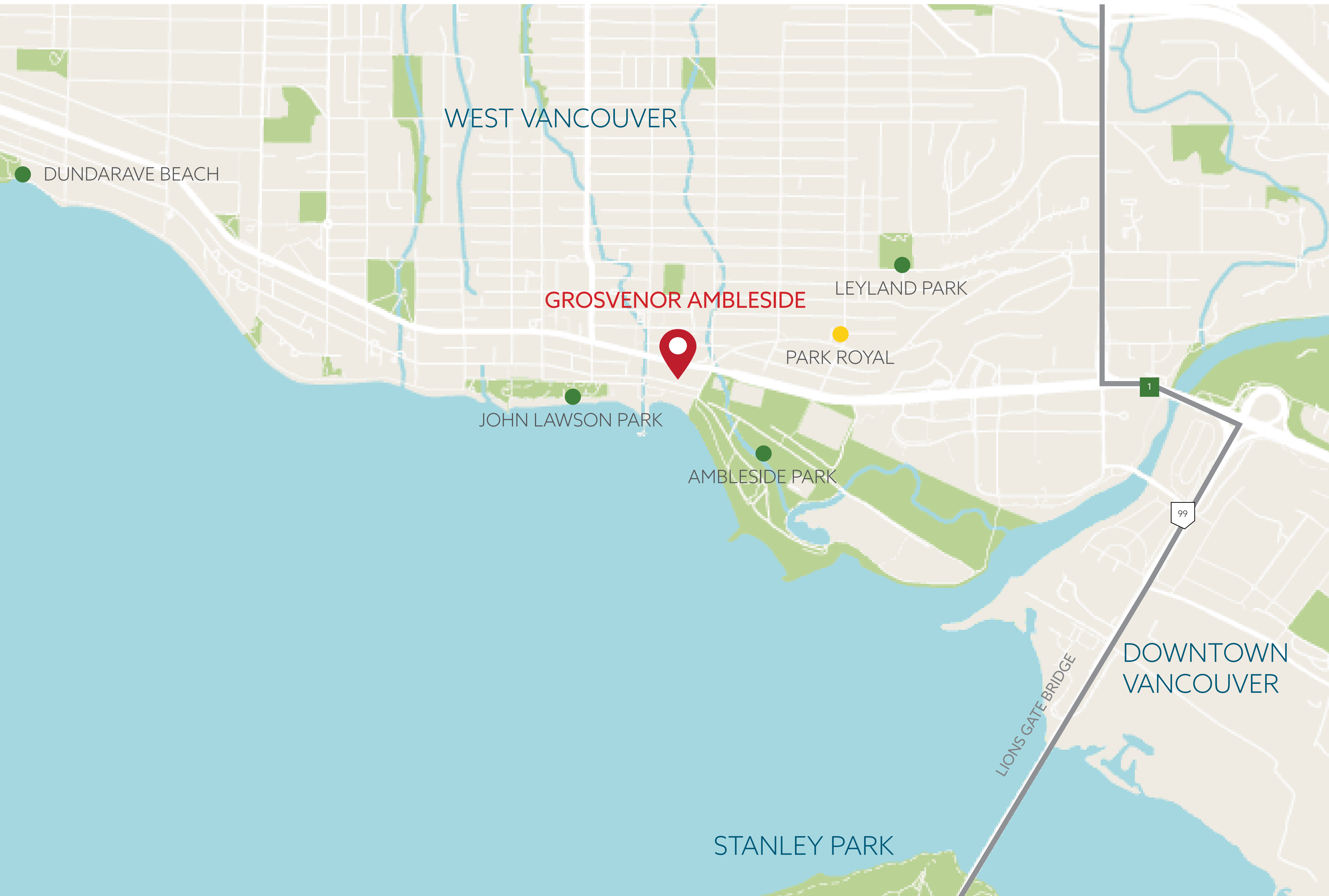


INCOME LEVEL

Average Household Income: \$230,000

TRAFFIC COUNT

Up To 24,000 Cars Per Day



AVAILABLE SPACE

SUITE: 1370

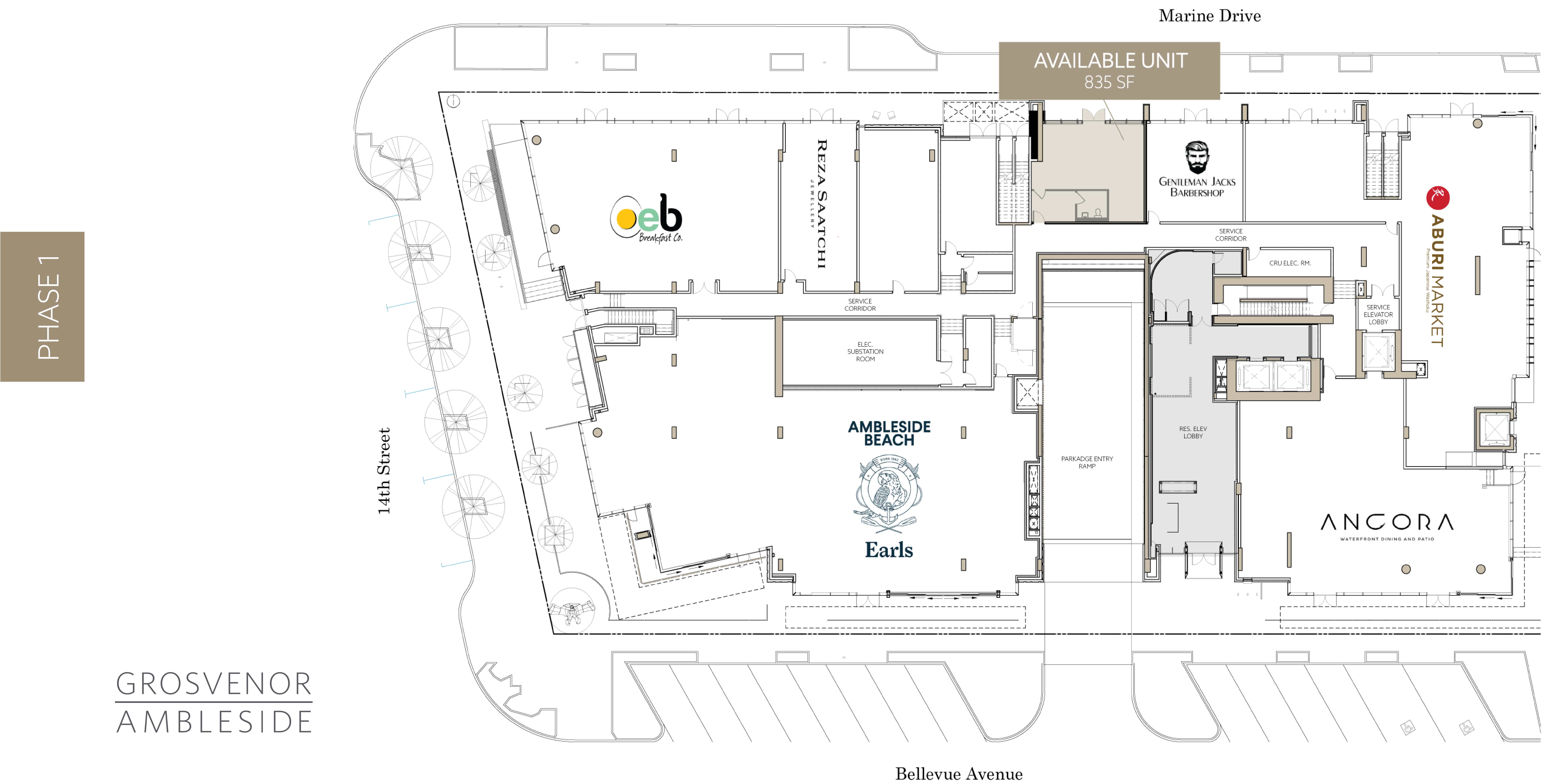
RENTABLE AREA: 835 SF

ADDRESS: 1370 MARINE DRIVE

BASIC RENT: CONTACT LISTING AGENT

ADDITIONAL RENT: \$40.00 PSF (est.)

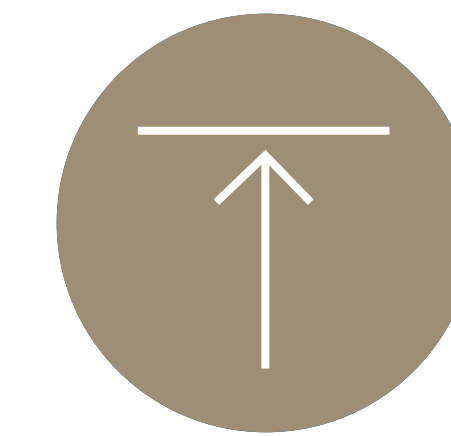
AVAILABILITY: IMMEDIATELY





AMBLESIDE

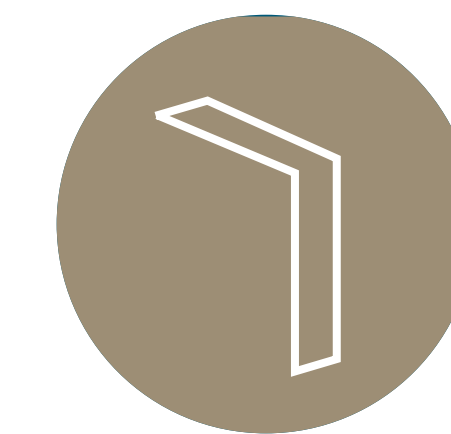
FEATURES & HIGHLIGHTS



Ceiling heights of
up to 21 feet



High-profile units with
great exposure



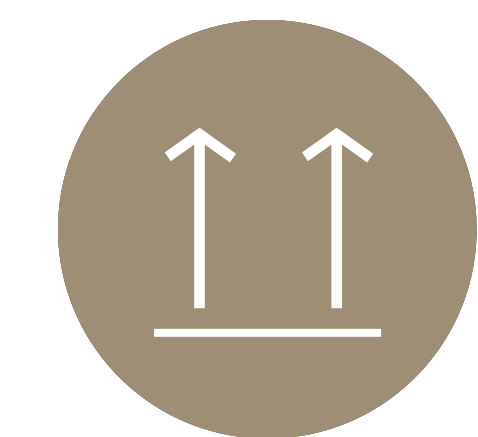
Extensive full
height glazing



Ample underground
customer parking and
excellent loading access



Covered mid-block public
galleria with programming for
performing and public arts



Fully finished units,
move-in ready for
immediate occupancy



WARRINGTON PCI MANAGEMENT | #300 - 1030 W Georgia St, Vancouver, BC V6E 2Y3 | 604-602-1887

www.warringtonpci.com

E. & O.E.: The information contained herein was obtained from sources which we deem reliable, and while thought to be correct, is not guaranteed by Warrington PCI Management.

All rights reserved.

wpm WARRINGTON PCI
MANAGEMENT


GROSVENOR