



For Sublease

2580 Capilano Road
North Vancouver, BC
Multi-level commercial space
with excellent Highway 1
accessibility

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Property Highlights



Excellent exposure with direct access off Highway 1



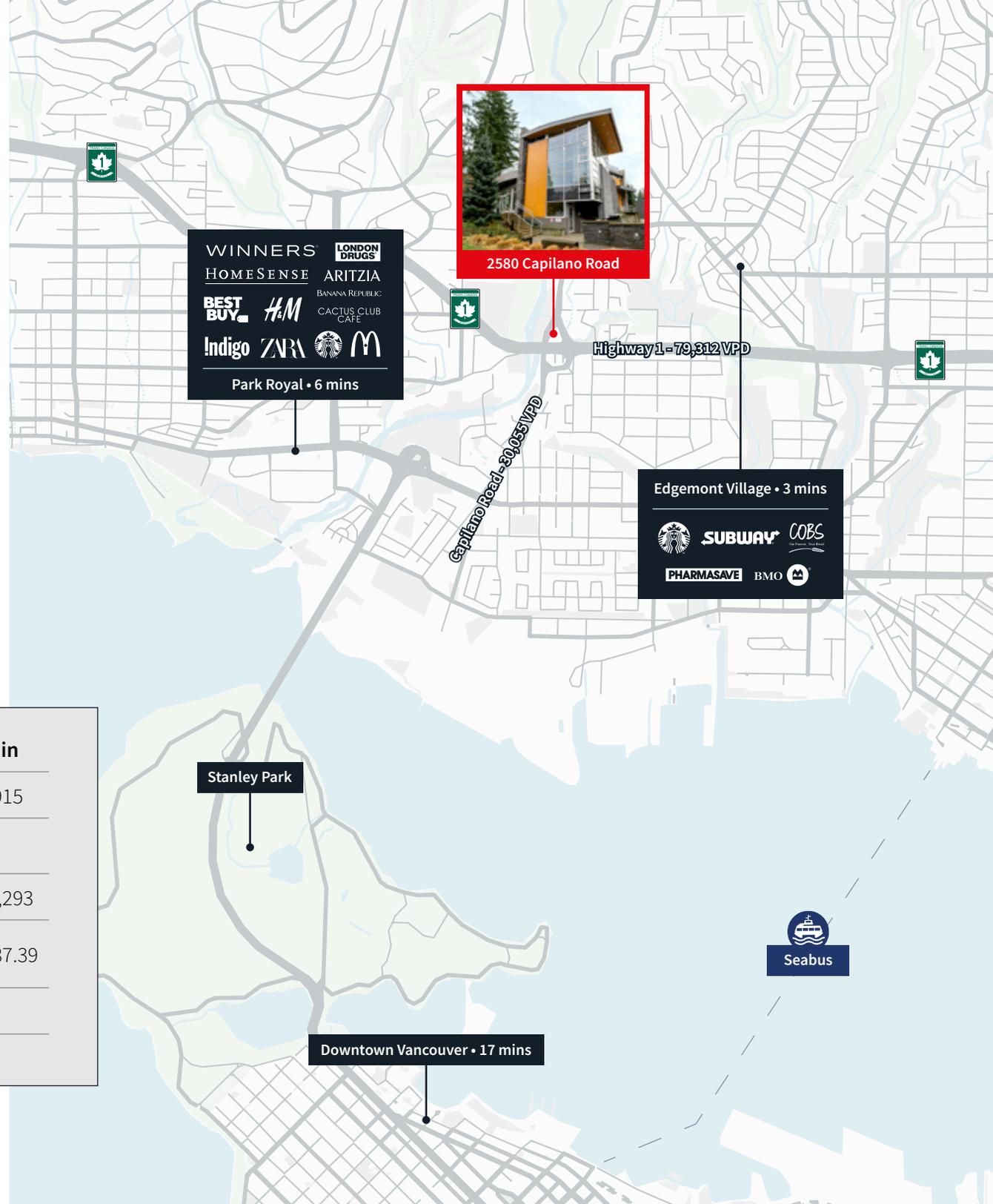
Diverse demographic profile supporting a variety of commercial establishments.



Ample secured and surface parking onsite.



C-3 zoning, well-suited for a variety of users including veterinary, medical, education, or recreational.



Demographics	5 min	10 min	15 min
Total population	31,962	144,673	237,915
Growth rate (prev. 5 yrs)	6.4%	4.2%	3.9%
Avg household income	\$220,396	\$193,112	\$182,293
Healthcare expenditure (Avg per household)	\$4,791.27	\$4,425.82	\$4,087.39
Median Age	43.9	43.6	42.1

Source: Environics, 2026

Salient Details

Location: 2580 Capilano Road
North Vancouver, BC

Zoning: C-3

Size: Upper Floor: 1,853 SF
Main Floor: 6,004 SF
Lower Floor: 1,604 SF
Total: 9,461 SF | Rentable: 9,643 SF

Year Built: 2018

Term: Expires Nov. 30, 2030
with 4 x 5 year option

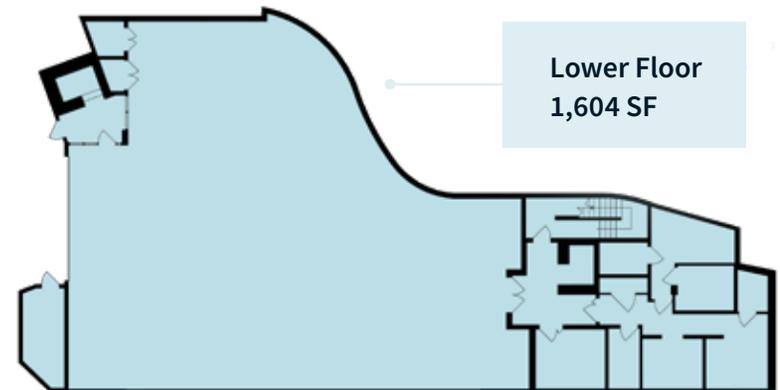
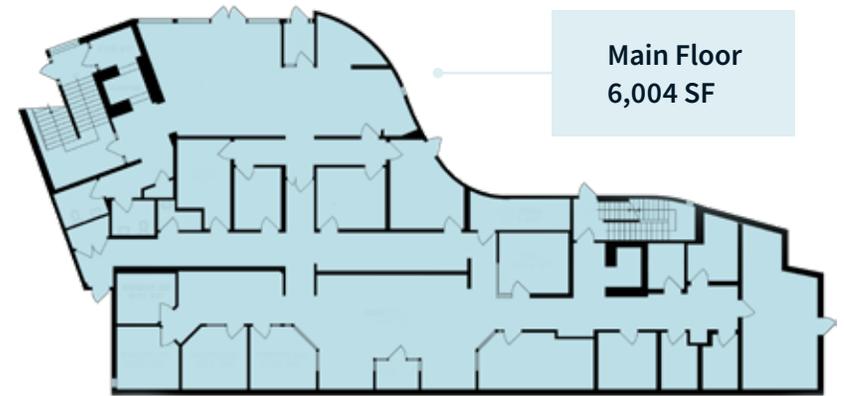
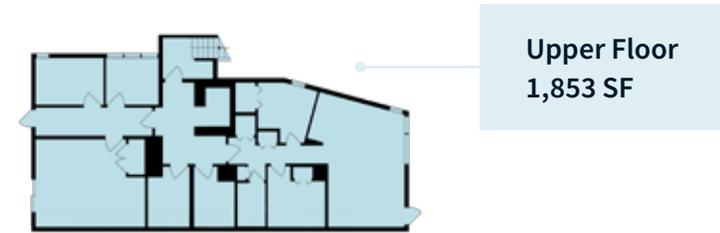
Parking: 16 stalls

Base Rent: Contact Listing Broker

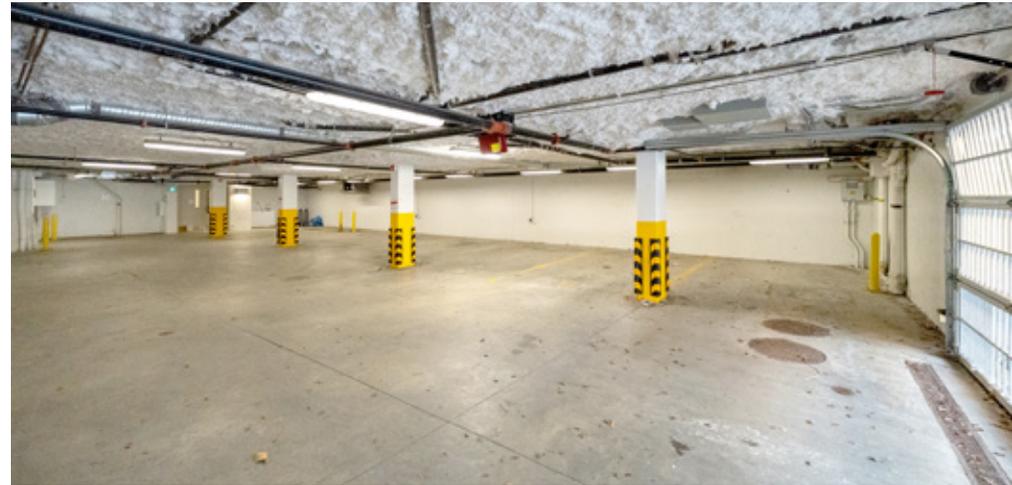
CAM: Contact Listing Broker

Property Tax: \$113,326

Timing: Immediate







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