

# PARK WEST

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AT LIONS GATE VILLAGE

PREMIUM RETAIL AND OFFICE  
STRATA UNITS FOR SALE

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MARINE DRIVE & CAPILANO ROAD | NORTH VANCOUVER



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IMAGINE

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OWNING YOUR  
BUSINESS IN THE HEART OF  
LIONS GATE VILLAGE

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46,000 SF promenade with a restaurant,  
a boutique grocer, and other convenience-based  
shopping and services.

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Centrally located on the North Shore, close to the Lions Gate Bridge and downtown Vancouver, The Lions Gate Village will emerge as a vibrant pedestrian-oriented neighbourhood with local-serving businesses, jobs, community recreation opportunities and a mix of housing options for residents at every stage of life. With the proposed plan to transform this community with many new towers, a significant amount of commercial space and more hotel space, this neighbourhood will grow exponentially.



## THE HEART OF LIONS GATE VILLAGE

Building on its proximity to the Lion's Gate Bridge, Park West is uniquely positioned in the new Lions Gate Village. The thoughtfully planned private community will serve as a gateway to welcome people to North Vancouver. With the significant growth and development in the area, this highly sought-after neighbourhood will be serving approximately 1,200 new units.

Just a few steps from transit service providing convenient access to Capilano University, Phibbs Exchange, Lonsdale and downtown Vancouver.

### THE VILLAGE

- |   |                          |
|---|--------------------------|
| 1. Lions Gate Village Plaza                                 | 5. Parks and green space |
| 2. Lions Gate Village Community Recreation Centre           | 6. Daycare Centre        |
| 3. Cafes, shops and services, including a fresh food market | 7. Transit               |
| 4. Trail to Park Royal and Ambleside Beach                  | 8. Walking paths         |



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## DEVELOPMENT FEATURES

With over 27,500 SF of retail and office space that includes a restaurant, a boutique grocer, and other convenience-based shopping.

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Located just minutes from downtown Vancouver and Stanley Park over the Lions Gate Bridge, as well as the Upper Levels Highway that connects you to the Fraser Valley, west to Horseshoe Bay and BC Ferries, and the picturesque Sea to Sky Highway that takes you up to stunning Squamish and world-renowned Whistler.



### HIGHLIGHTS

- Designed towers by acclaimed architect Foad Rafii, considered “one of the architects who shaped the Vancouver of today”
  - Ample commercial sub-surface parking spaces
- World class views of downtown, Stanley Park, the inner and outer harbour and North Shore mountains
- 46,000 SF promenade for meetings and gatherings, featuring waterfall and public art
- Approximately 111 commercial parking stalls
  - Completion estimated for Q3 2022

Own a space and invest in the location.  
Enjoy the nearby amenities and popular landmarks  
with a hassle-free commute.

#### RESTAURANTS

1. De Dutch Pannekoek House
2. Boston Pizza
3. Kypriaki Mediterranean Grill
4. Hearthstone Brewery
5. Cactus Club Café
6. Orto Artisan Pasta
7. Sushi Town
8. La Cucina
9. Trattoria
10. Denny's
11. Chipotle Mexican Grill
12. White Spot

#### HOTELS

13. Travelodge by Wyndham
14. North Vancouver
15. Econo Lodge Inn & Suites
16. Best Western Capilano & Suites

#### BANKS

17. Vancity Credit Union
18. BMO Bank of Montreal
19. TD Canada Trust
20. BlueShore Financial

#### RETAIL

21. Park Royal
22. Capilano Mall
23. Lonsdale Quay Market
24. Ambleside Village

#### FITNESS

25. Steve Nash Fitness World
26. Orangetheory Fitness
27. Barre Fitness North Shore
28. Fit4Less

#### COMMUNITY AMENITIES

29. Delbrook Community Recreation Centre
30. Harry Jerome Community Recreation Centre
31. Hollyburn Country Club
32. Hollyburn Sailing Club
33. North Vancouver Tennis Centre
34. Northshore Kayaking & Canoeing
35. Stanley Park
36. Norgate Park
37. Barbour Park
38. Klahanie Park
39. Ambleside Park

#### SCHOOLS

40. Capilano Elementary School
41. Norgate Elementary Community School
42. Bodwell High School



Park West serves as a gateway to the new Lions Gate Village surrounded by scenic views of ocean, beaches, parks and mountains.



#### PARKS & PATHWAYS

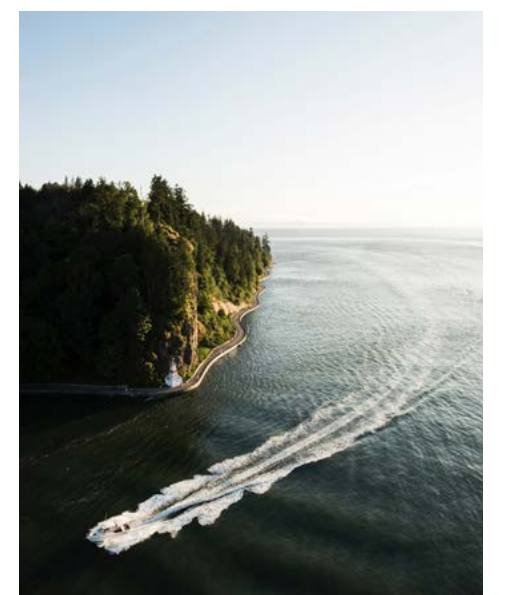
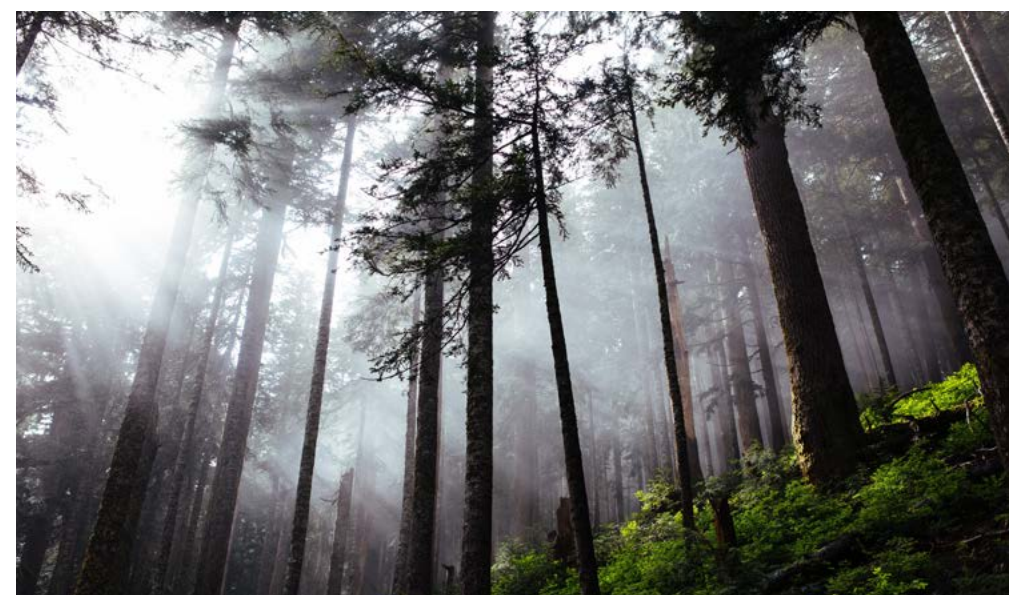
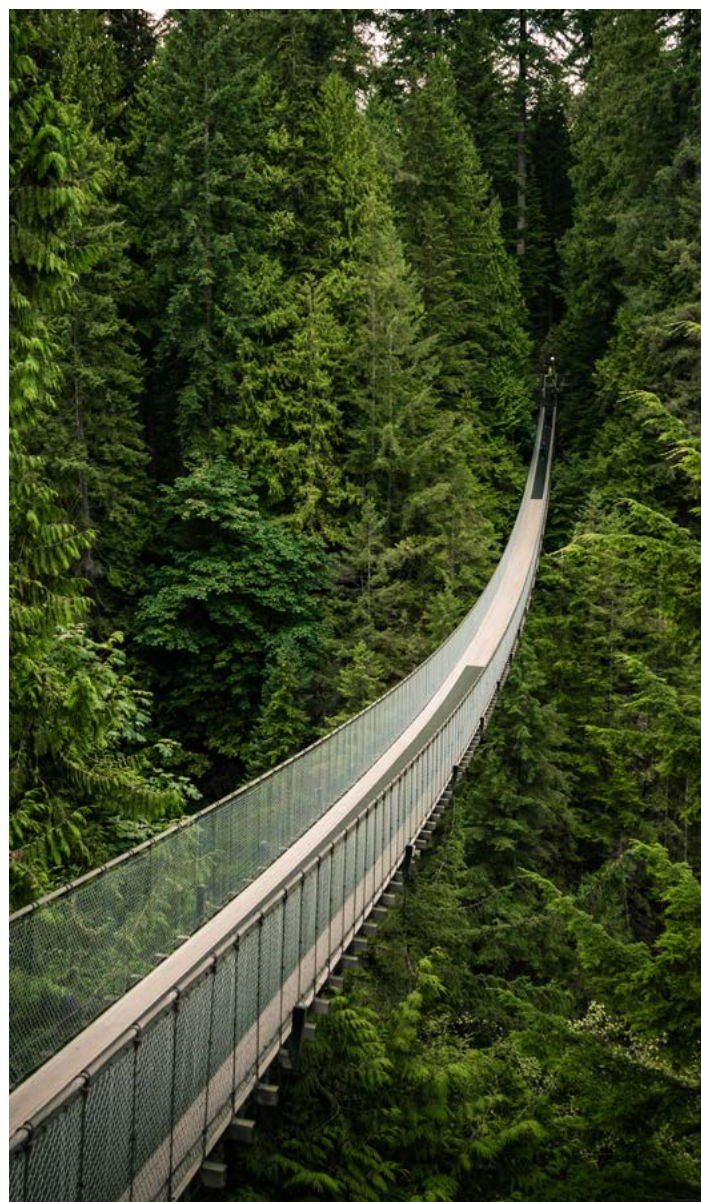
Park West is contributing part of its site to be a future park on the west side of the project. New natural pathways will connect the park to the network of green and open spaces that will run through the Village anchored by Park West. The new 60,000 square foot Belle Isle Park will be a great addition to Park West's backyard.

#### CAPILANO RIVER

Running trails and dog walks along the Capilano River and all the way to Ambleside Beach adjacent to Park Royal Shopping village are a short stroll away. For the more adventurous, you can hike up to the Cleveland Dam passing the famous Capilano Suspension Bridge.

#### WORLD RENOWNED TRAILS

Challenge yourself to new heights with the Grouse Grind, Lynn Headwaters or the Baden Powell Trail, or further afield with the Sea to Sky Summit or the Squamish Chief.





Park West is located in a hub of rapid development in the Lions Gate Village. The highly visible location offers an opportunity to provide convenience and amenities to current and future residents.

#### DRIVE BY TRAFFIC ESTIMATES

CAPILANO ROAD	22,797 Vehicles Per Day
LIONS GATE BRIDGE	62,655 Vehicles Per Day

#### DEMOGRAPHICS

POPULATION GROWTH RATE	2011 - 2016 increased by 9.6%
MEDIAN AGE	46
AVERAGE HOUSEHOLD INCOME	\$82,088/year
DEMOGRAPHIC PROJECTION	16.6% growth from 2006 to 2025
RETAIL SALES GROWTH	4.78% increase in Q1

## PROJECT TEAM



### KELTIC CANADA DEVELOPMENT

Keltic Canada Development acquires, develops and constructs residential, commercial and mixed-use projects with more than one million square feet under development in Metro Vancouver. Dedicated to creating a superior standard of living, Keltic focuses on luxury and design and is committed to creating a superior standard of living with the highest level of craftsmanship. Keltic develops beautiful, sustainable communities and conducts business ethically, professionally and above all, with integrity, building trust with home buyers.

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### RAFII ARCHITECTS INC.

Established in 1983, Rafii Architects Inc. is an award-winning Vancouver architectural firm offering comprehensive services in architecture, urban design, planning, and interior design. Rafii Architects Inc. is a consciously structured firm that provides client-focused consultation within a collaborative approach on each project. Rafii is considered to be one of the firms that has shaped the look and landscape of modern day Vancouver. Their distinctive projects are lived in throughout Greater Vancouver and the Downtown core.

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# PARK WEST

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AT LIONS GATE VILLAGE

[PARKWESTLIVING.CA/RETAIL](http://PARKWESTLIVING.CA/RETAIL)

**Casey Pollard**

Vice President

Personal Real Estate Corporation

DIR +1 604 692 1440

[Casey.Pollard@colliers.com](mailto:Casey.Pollard@colliers.com)

**Dan Jordan**

Vice President

Personal Real Estate Corporation

DIR +1 604 692 1472

[Dan.Jordan@colliers.com](mailto:Dan.Jordan@colliers.com)

**Colliers**  
INTERNATIONAL

**Colliers International**

200 Granville St, 19th Floor

Vancouver, BC V6C 2R6

[collierscanada.com](http://collierscanada.com)

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