

GROSVENOR

AMBLESIDE

“GROSVENOR
AMBLESIDE SHOWS
WHAT OUR
COMMITMENT
TO PLACEMAKING
IS ALL ABOUT.”

ANDREW BIBBY
CEO, GROSVENOR AMERICAS

AMBLESIDE RENEWED, REIMAGINED, REVITALIZED A RETAIL OPPORTUNITY UNLIKE ANY OTHER

THE VISION

Nestled between the mountains and the ocean is West Vancouver, one of Canada's most desirable residential communities. Ambleside is where generations of West Vancouverites have come to shop, dine and meet their neighbours in the community's most charming oceanside village with over 100 years of history.

Grosvenor Ambleside is a world class, full-block waterfront development. The completed first building will be complemented by a six-story second and final building in late 2020. Once joined by the second building, 98 individually designed homes will sit above 32,500 square feet of boutique retail and 5,500 square feet of office. A 7,000 square foot covered public galleria connects the waterfront with Marine Drive, and the revitalized public realm showcases public art designed by renowned West Vancouver artist Douglas Coupland.





LOCATION

GATEWAY

Grosvenor Ambleside is the prominent gateway to West Vancouver with excellent exposure to vehicular and pedestrian traffic. Direct access to Ambleside Park and the West Vancouver Seawall, Park Royal, Highway 1 and the Lions Gate Bridge connects people to Ambleside from all around Vancouver.

NEIGHBOURHOOD

Grosvenor Ambleside is bordered by Marine Drive to the north, 13th Street to the east, 14th Street to the west and Bellevue Avenue to the south. Ambleside's parks, picnic benches, playgrounds, tennis courts, sandy beaches and waterfront offers a range of outdoor activities drawing visitors and residents of all ages to this established and beloved retail village.

POPULATION

WEST VANCOUVER:
2016 CENSUS: 42,473

NORTH VANCOUVER:
2016 CENSUS: 168,242



WORLD CLASS RETAIL EXPERIENCE

THE OPPORTUNITY

The ideal retail tenant is unique and has a vibrant offering that fits well into the carefully designed retail precincts that are already home to Earls Ambleside Beach, Meinhardt Fine Foods, Heirloom Vegetarian Restaurant and Ancora Waterfront Dining and Patio. This well-appointed retail destination meets the needs of the West Vancouver community and enhances the developing retail mix of exceptional specialty shops and restaurants to create a living village.

Grosvenor Ambleside creates an animated and engaging streetscape filled with music, art and life. Visitors and residents can explore shops and cafés at street level and delight in public art. They can wander through an impressive galleria with a direct walking route from Marine Drive to Bellevue Avenue and open views to the waterfront.

INCOME LEVEL

2011 CENSUS: AVERAGE
HOUSEHOLD INCOME OF
\$116,693 WITHIN IMMEDIATE
TRADE AREA

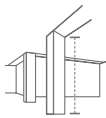
TRAFFIC COUNT

TRAFFIC COUNTS OF UP TO
24,000 CARS PER DAY

PICTURED: ARTIST'S INTERPRETATION OF MARINE DRIVE FRONTAGE, PHASE ONE



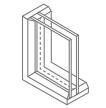
FEATURES



CEILING HEIGHTS
CEILING HEIGHTS OF UP TO 21 FEET



PATIO SPACES
GENEROUS PATIO AREAS FLOW INTO THE SIGNIFICANTLY WIDENED SIDEWALKS AND PUBLIC REALM



FULL HEIGHT GLAZING
EXTENSIVE FULL HEIGHT GLAZING



PARKING AND LOADING
UNDERGROUND PARKING AND LOADING IN ADDITION TO INCREASED STREET PARKING IN FRONT OF STOREFRONTS ON BELLEVUE AVENUE



MEETING PLACE
COVERED MID-BLOCK PUBLIC GALLERIA WITH PROGRAMMING BY THE KAY MEEK CENTRE FOR PERFORMING ARTS AND PUBLIC ART BY DOUGLAS COUPLAND



VIEWS
BELLEVUE STREET RAISED TO LEVEL OF TRAIN TRACKS TO CREATE UNOBSTRUCTED WATER VIEWS

PICTURED: ARTIST'S INTERPRETATION OF BELLEVUE FRONTAGE AND GALLERIA, PHASE ONE

RETAIL PRECINCTS



THE FESTIVAL PLAZA is a restaurant-lined promenade that leads down 14th Street to Ambleside Park and waterfront. Successes such as The Harmony Arts Festival and the Farmer's Market will be bolstered by year-round street animation with outdoor seating on vibrant patios, creating opportunities for dining or meeting friends and family at Earls Ambleside Beach and Heirloom Vegetarian Restaurant.

FULLY LEASED BY:

AMBLESIDE
BEACH



Earls

HEIRLOOM

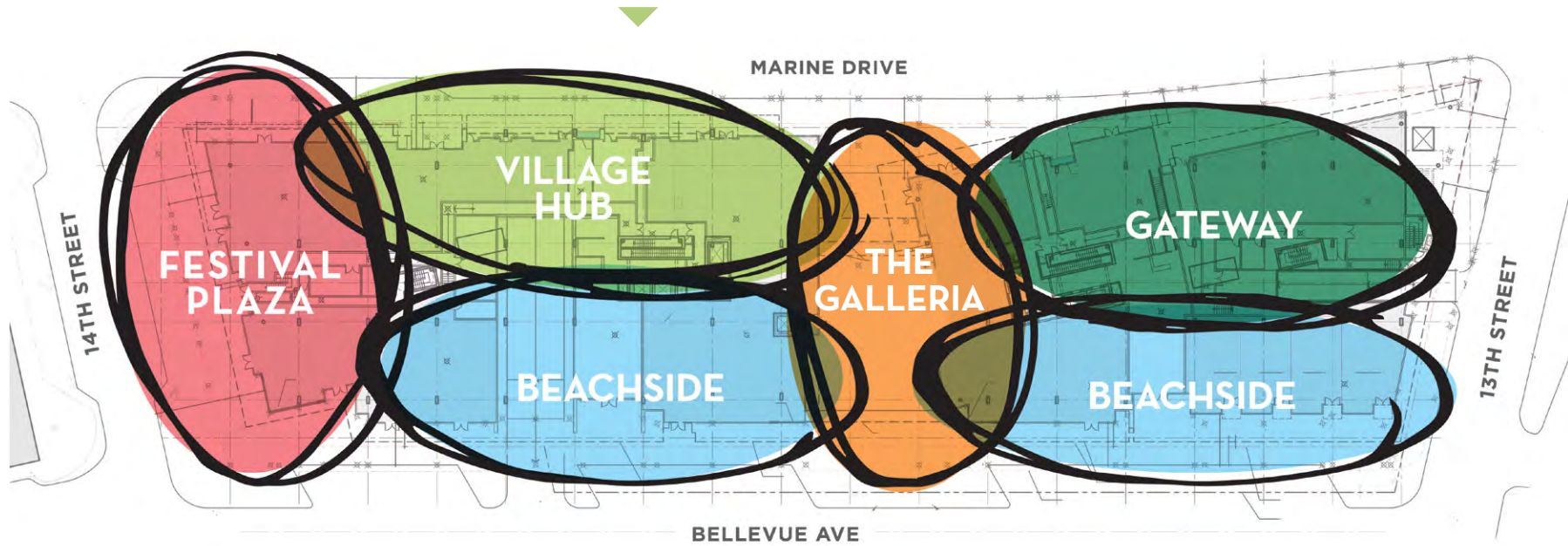


THE VILLAGE HUB is where people of all ages come and go throughout the day to fulfill their day-to-day needs. From specialty grocery items to daily personal services and browsing local merchants, this is all about convenience for neighbours and passersby. In the summertime, grab some packaged prepared food from Meinhardt and head to the beach.

LEASED BY:

REZA SAATCHI
FINE JEWELRY

MEINHARDT



THE BEACHSIDE precincts are Grosvenor Ambleside's southern face to the waterfront. They will offer a range of restaurants and shops including Earls Ambleside Beach and Ancora Waterfront Dining and Patio. People will stroll and socialize throughout the day and well into the evening hours going from Ambleside village to the beach, and back again. Welcome back to the waterfront.

PHASE ONE FULLY LEASED BY:

ANCORA
WATERFRONT DINING AND PATIO



Earls

UNOBSTRUCTED WATER VIEWS WITH
BELLEVUE FRONTAGE

GENEROUS PATIO AREAS

COMMERCIAL PARKING AND LOADING
ON P1 LEVEL OF PARKADE

THE GALLERIA is a covered mid-block pathway and expansive gathering place. Sloping gently from Marine Drive to the beach, The Galleria will offer people a chance to stroll, shop and enjoy locally produced musical shows and art displays, thoughtfully programmed by West Vancouver's own arts and culture community.

PHASE ONE FULLY LEASED BY:

MEINHARDT

ANCORA
WATERFRONT DINING AND PATIO

PROGRAMMING OF ART AND
CULTURAL PERFORMANCES BY
KAY MEEK CENTRE FOR THE
PERFORMING ARTS

SIGNIFICANT SCULPTURAL WORKS
BY DOUGLAS COUPLAND



THE GATEWAY is the significant architectural entrance to Ambleside, providing opportunities for flexible office space, or a destination for North Shore fitness goers before heading to the seawall or beach.

FRONTAGE ON HIGH-
TRAFFIC MARINE DRIVE

WEST COAST MODERN
ARCHITECTURAL STYLE
BY JAMES CHENG

ICONIC DESIGN THAT
IDENTIFIES THE ENTRANCE
TO WEST VANCOUVER



RETAIL HIGHLIGHTS

- TRAFFIC COUNTS OF UP TO 24,000 CARS PER DAY
- GATEWAY SITE TO WEST VANCOUVER
- CEILING HEIGHTS OF UP TO 21 FEET
- LARGE PATIO AREAS
- UNOBSTRUCTED WATER VIEWS ALONG BELLEVUE AVENUE FRONTAGE
- RAIN-PROTECTED SIDEWALKS
- EXTENSIVE FULL HEIGHT GLAZING
- UNDERGROUND PARKING AND LOADING
- COVERED MID-BLOCK GALLERIA WITH PROGRAMMING BY KAY MEEK CENTRE FOR PERFORMING ARTS AND PUBLIC ART BY DOUGLAS COUPLAND
- AVERAGE HOUSEHOLD INCOME OF \$116,693 WITHIN IMMEDIATE TRADE AREA

PICTURED: ARTIST'S INTERPRETATION OF MARINE DR. & 13TH ST. PHASE TWO



RESIDENTIAL HIGHLIGHTS

- WEST COAST MODERN ARCHITECTURE BY ORDER OF CANADA RECIPIENT JAMES CHENG
- WELL-APPOINTED FINISHES BY AWARD-WINNING INTERIOR DESIGNER MITCHELL FREEDLAND
- EXPANSIVE HOMES AND GENEROUS PRIVATE PATIOS
- ATTRACTING LOCAL DOWNSIZERS AND FAMILIES
- HIGHLY AFFLUENT PURCHASERS WITH SALES TO DATE ACHIEVING AN AVERAGE OF \$2,400 PER SQUARE FOOT

PICTURED: ARTIST'S INTERPRETATION OF PENTHOUSE. PHASE TWO



“THERE IS NOTHING
SIMILAR IN
VANCOUVER, NOT
EVEN THE WORLD.
GROSVENOR
AMBLESIDE IS A
UNIQUE SITE AND
A VERY UNIQUE
RESPONSE.”

JAMES CHENG
ARCHITECT

