



**PARKGATE**  
VILLAGE

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NORTH VANCOUVER, BC

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## PARKGATE VILLAGE

NORTH VANCOUVER, BC

Parkgate Village is centrally located in the Mount Seymour district of North Vancouver, neighbouring the Parkgate Library and community centre. The shopping centre is shadow anchored by a 37,000 square foot Safeway, and is comprised of five pad buildings and one two-storey office/retail building surrounding 397 surface parking stalls.



# PROPERTY HIGHLIGHTS

ADDRESS 3650 Mount Seymour Parkway  
North Vancouver, BC V7H

MAJOR INTERSECTION Mount Seymour Road & Mount  
Seymour Parkway

GLA  
(SQ. FT) **54,510**

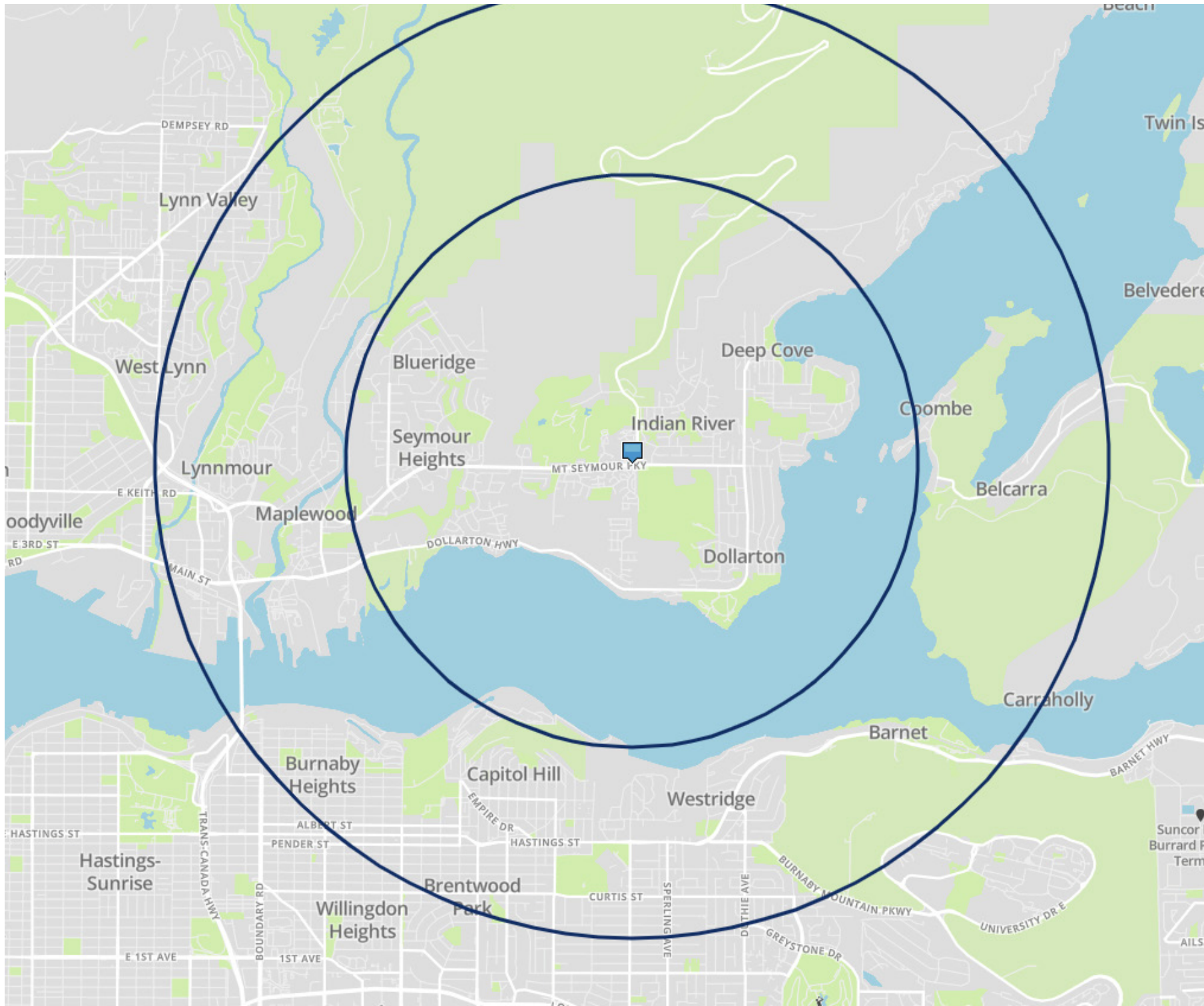
NUMBER OF STORES  
AND SERVICES **36**







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# DEMOGRAPHICS



## TRADE AREA (2024 ESTIMATES)

	DISTANCE	<b>3 KM</b>	<b>5 KM</b>
	FAMILIES WITH CHILDREN	<b>48%</b>	<b>47%</b>
	TRADE AREA POPULATION	<b>25,454</b>	<b>68,955</b>
	AVERAGE HOUSEHOLD INCOME	<b>\$198,839</b>	<b>\$168,615</b>

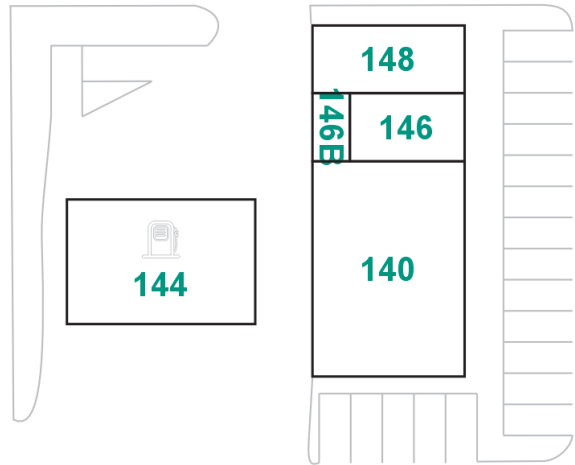
# SITE PLAN AND TENANT DIRECTORY

BUILDING G - SECOND FLOOR



Mount Seymour Parkway

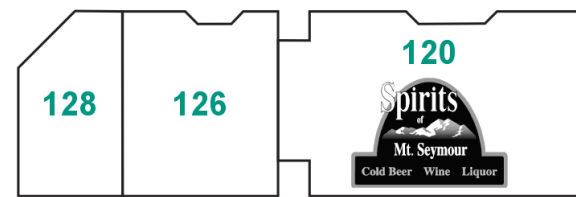
BUILDING F



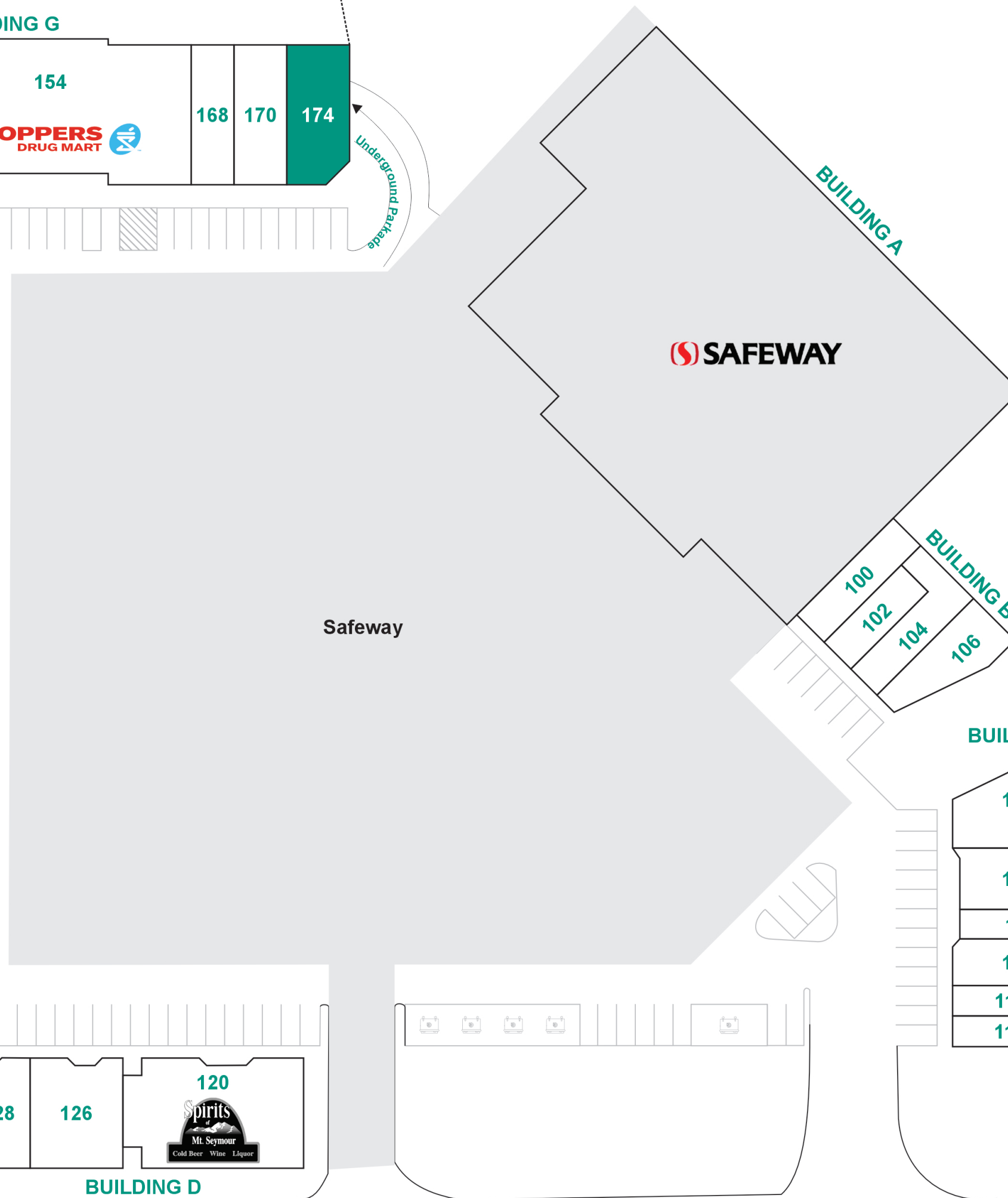
BUILDING E



BUILDING D



Mount Seymour Road



Parkgate Library and Community Centre

UNIT	TENANT	SQ FT	UNIT	TENANT	SQ FT
100	Parkgate Optical	1,025	153	Genji Japanese Restaurant	1,744
102	COBS Bread	816	154	Shoppers Drug Mart	9,011
104	Mount Seymour Drycleaners	1,284	168	For Pets Sake	944
106	Fawcett Insurance	1,335	170	Parkgate Animal & Bird Hospital	1,282
110	Bean Around the World Coffee	1,994	174	Available	1,344
112	Meat the Butcher	1,465	200	Seymour Dental	1,424
114	Seymour Stationery	668	201	LifeLabs	1,344
116	Escape Travel Wear	927	206	Edward Jones	648
118A	The Local Lift Juice Bar	938	208	Fresh Skin Lab	999
118B	Great Clips	923	210	Aspire Naturopathic Health Centre	762
120	Spirits of Mt. Seymour	3,845	212	Dr. Jessie M. Wall Counselling & Performance Consulting	245
126	In Grain Pacifico	1,636	216	North Shore Optometry Clinic	991
128	A & W	1,366	218	Parkgate Village Dental Centre	1,001
130	BlueShore Financial	4,055	220	Parkgate Medical Clinic	1,858
140	ON the RUN	2,036	224	Seymour Chiropractic	475
144	Chevron Gas Bar				
146	Parkgate Pet Groomer	758			
146B	CIBC ABM	200			
148	Little Caesars	1,030			
150	The Source Bulk Foods	1,049			
151	Parkgate Farm Market	2,227			
152	Subway	914			
				Safeway (Shadow Anchor)	37,000



**BGO**  
Properties

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**Mount Seymour Road**

**Mount Seymour Parkway**