



CAPTAIN'S COVE

5551 Admiral Way
Ladner, BC

PROPERTY LEASING BROCHURE



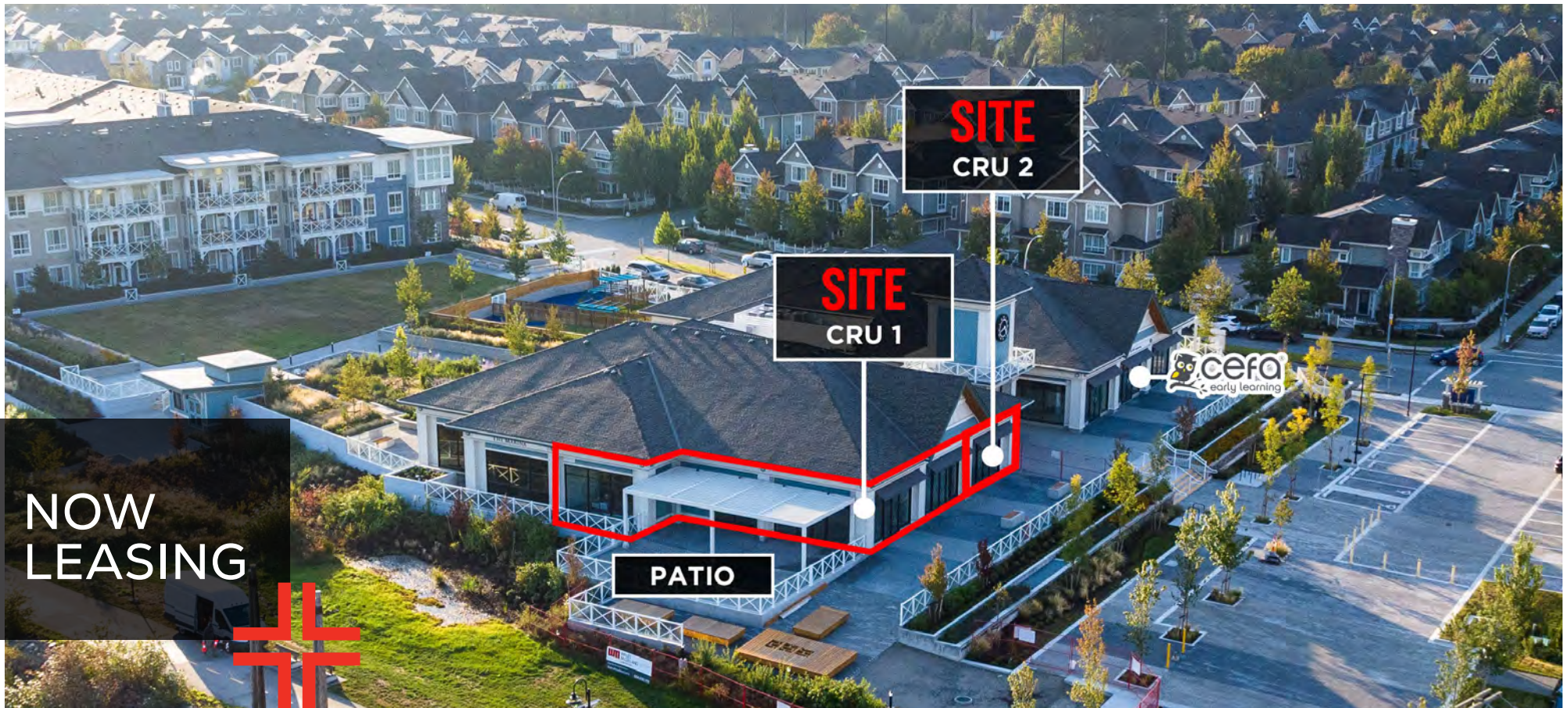
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PROJECT SUMMARY

Captain's Cove will deliver high quality commercial space along the waterfront in Ladner, BC. Located 30 minutes from downtown Vancouver, Ladner is an affluent, family oriented community that has seen substantial growth in recent years. The immediate neighborhood is part of Polygon's master planned Hampton Cove riverfront community, with approximately 670 residences at completion. Captain's Cove is an ideal location for professionals, as well as services and retailers to serve the local community.

- Project will be anchored by a 7,500 SF CEFA childcare centre, creating a community hub for families.
- The project will consist of two buildings over an underground parkade.
- Neighborhood amenities include Neilson Grove Elementary school, and Hampton Cove Golf course.
- Co-located with the Captain's Cove Marina, an active marina with over 350 boat slips.
- Opportunities exist from 900 to 7,600 SF, with a total leasable area of 11,500 square feet.
- 3,800 square feet remain with demising options possible.



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DETAILS

- ✦ Sizes: 2,400 SF and 1,321 SF
- ✦ 2,400 SF Restaurant Endcap with Waterfront Patio & 1,321 SF for Professional Services
- ✦ 24 Surface Parking Stalls + 199 Underground Stalls
- ✦ 1,400 SF Patio Space Available for Restaurant/s, Café, Outdoor Play Area Available for Daycare
- ✦ High End Waterfront Development
- ✦ Join CEFA Early Learning (7,500 SF)

OUR NEIGHBOURS



DEMOGRAPHICS

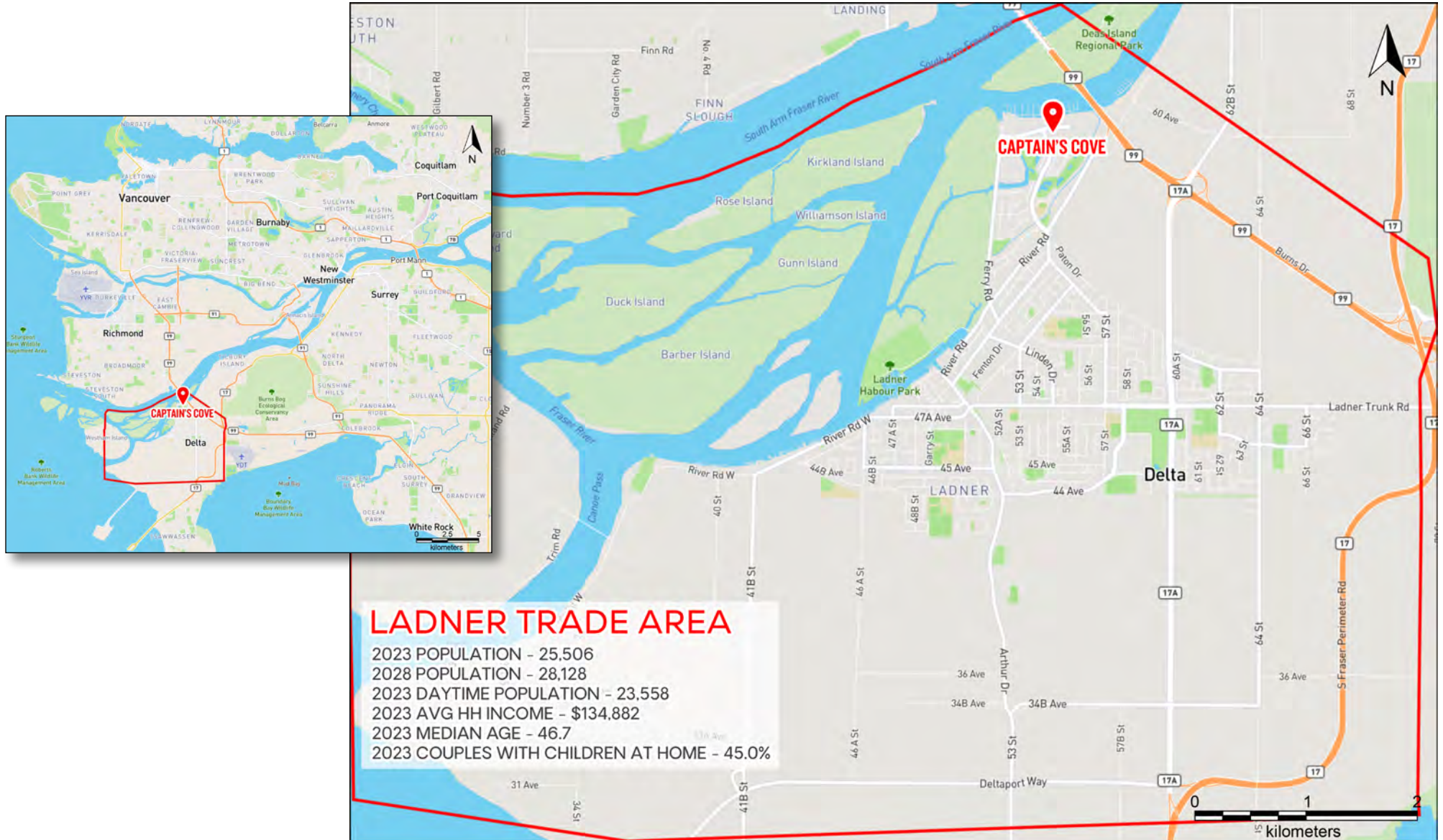
| | 1KM | 3KM | 5KM | TRADE AREA |
|-----------------------------|-----------|-----------|-----------|------------|
| 2023 Population | 2,392 | 18,159 | 45,443 | 25,506 |
| 2028 Population Projections | 3,497 | 20,372 | 49,215 | 28,128 |
| 2023 Daytime Population | 718 | 22,067 | 45,854 | 23,558 |
| 2023 Average HH Income | \$138,910 | \$129,386 | \$130,722 | \$134,882 |

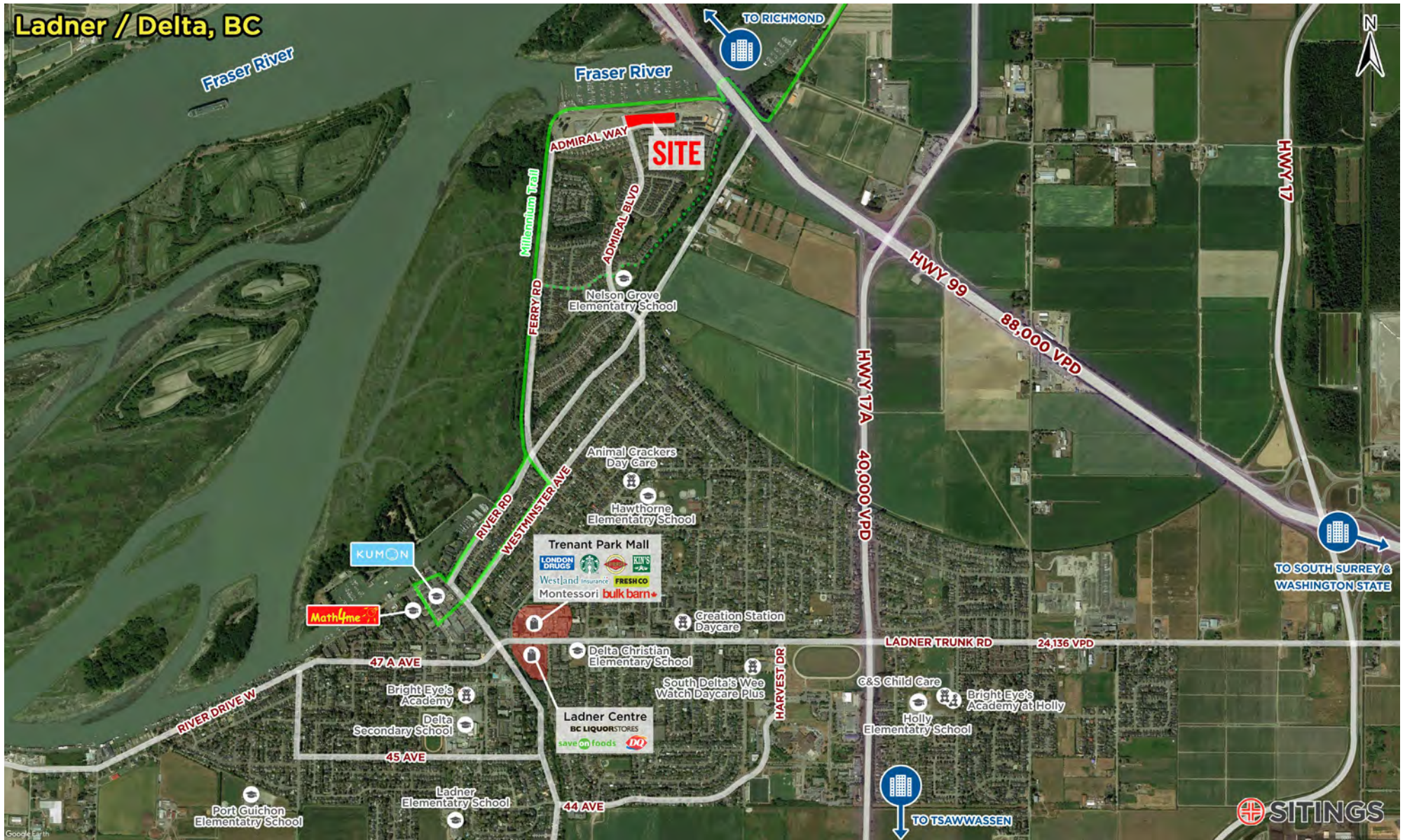
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LADNER TRADE AREA

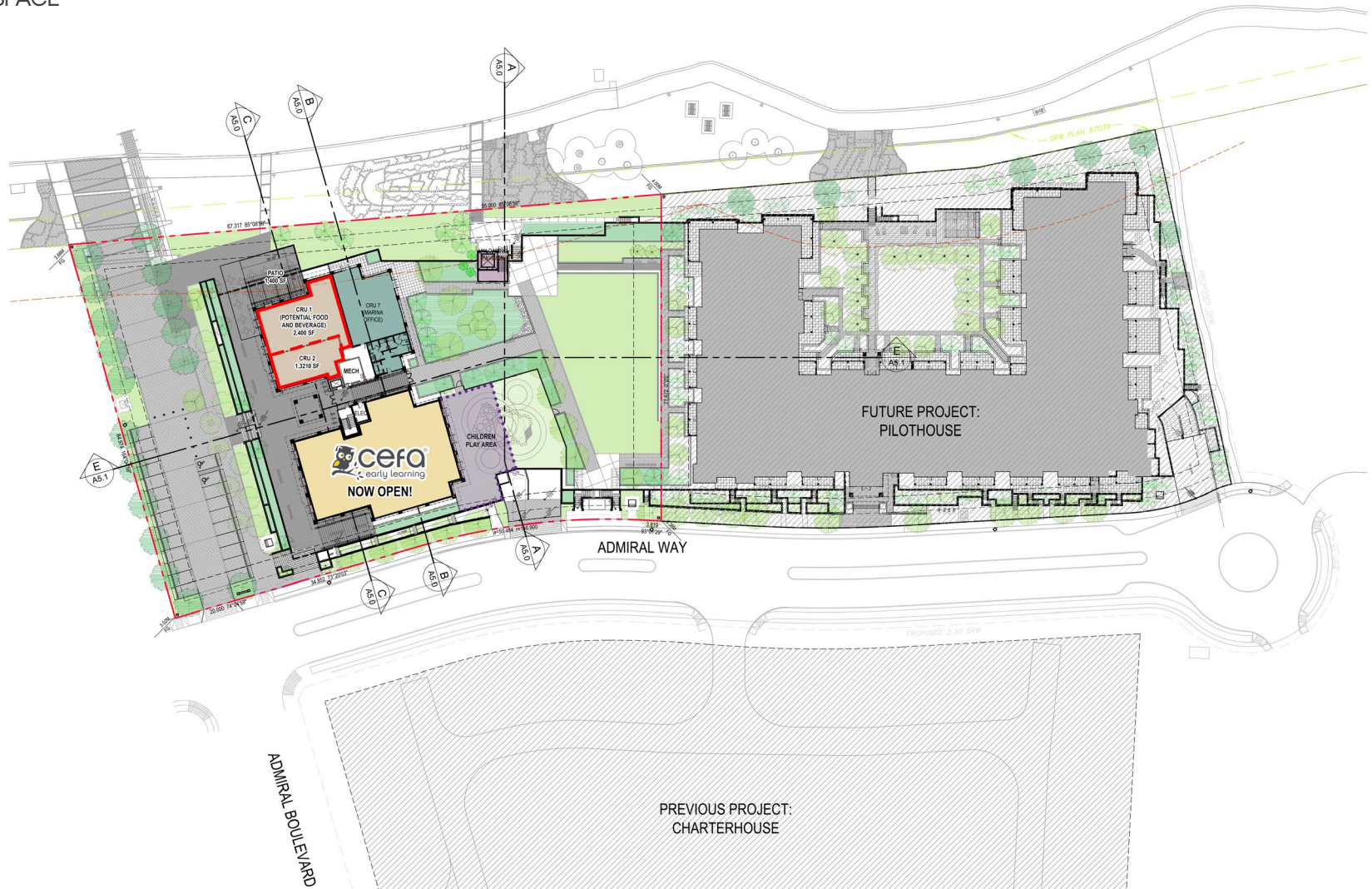






LEGEND

- COMMERCIAL SPACE
- - - DEMISE PLAN





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VIEW FROM SURFACE PARKING



VIEW FROM WATERFRONT TRAIL



STAIRS TO PARKING



ELEVATOR TO PARKING