

FOR LEASE

RARE FLAGSHIP RETAIL LEASE
OPPORTUNITY IN EDMONTON VILLAGE



3145 EDMONTON BOULEVARD, NORTH VANCOUVER

CBRE



EDGEMONT VILLAGE FLAGSHIP RETAIL OPPORTUNITY

CBRE is pleased to present the rare opportunity to lease 3145 Edgemont Boulevard, a 3,363 SF commercial building prominently located along the Edgemont Village commercial corridor at the corner of Crescentview Drive.

Formerly occupied by a financial institution, the premises will be delivered in shell condition, providing a clean slate for future tenant improvements. As a full-building lease opportunity, the property offers exceptional flagship branding potential with high-visibility signage and convenient designated surface parking at the rear of the building.

THE DETAILS

AREA*

Ground	2,550 SF
Second	813 SF
Total	3,363 SF

PARKING

4 surface parking stalls in rear

ADDITIONAL RENT

Contact Agent

ASKING NET RENT

Contact Agent

ZONING

C1 General Commercial Zone 1

AVAILABILITY

October 1, 2026

FEATURES



Premises delivered in shell condition, offering full flexibility for tenant build-out



Prominent full-building corner retail opportunity with exceptional visibility

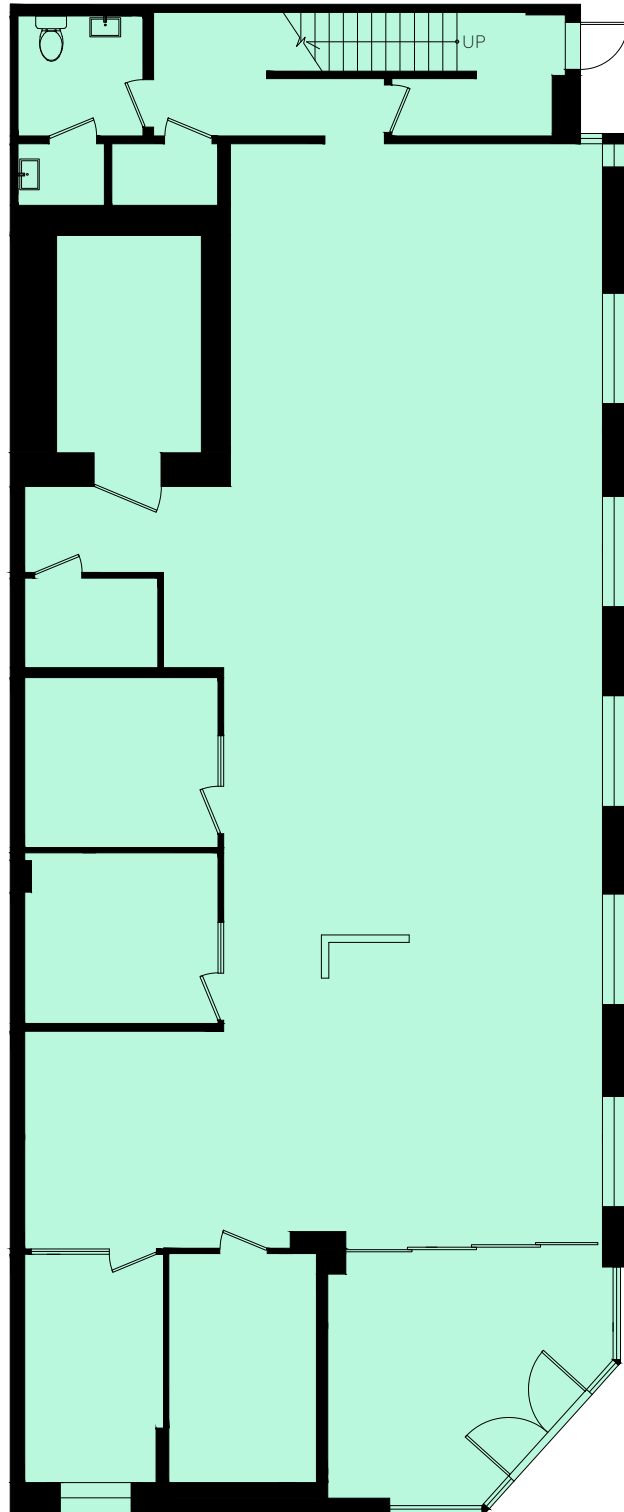


Designated rear surface parking

* Subject to verification.

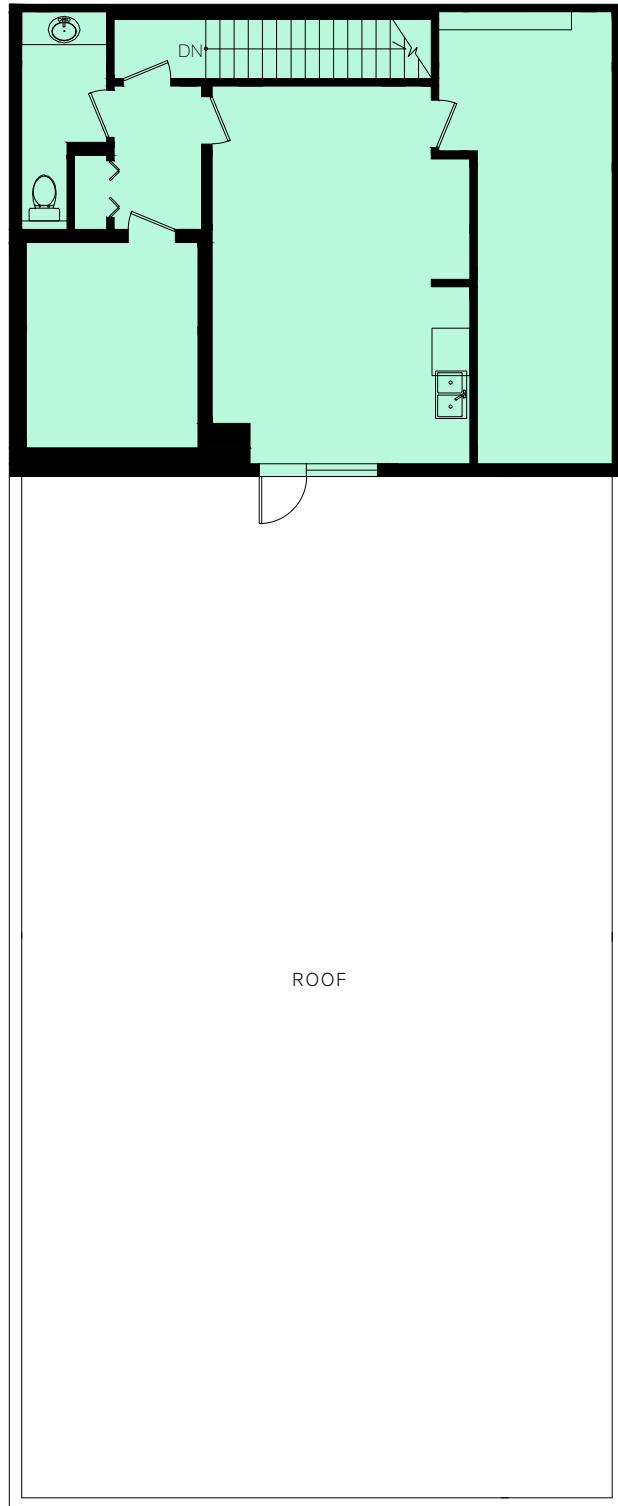


GROUND FLOOR | 2,550 SF



EDGEMONT BOULEVARD

SECOND FLOOR | 813 SF



ROOF

LAYOUT

Floor plan not to scale. Subject to verification.
Space may not be delivered as-built.





THE LOCATION

Edgemont Village is a charming outdoor shopping district nestled at the base of Vancouver's most renowned recreation destination, Grouse Mountain. Its unique location paired with its mid-century modern architecture provides an enchanting mountain-resort town feel, earning its name as a North Vancouver hidden gem. The commercial hub, which stretches just 2-blocks, is located in the heart of a lush residential neighbourhood, making it a one-stop-shop for local residents - whether you're picking up fresh bread at the bakery, grabbing a last minute gift at one of the many local artisan shops, or just want to sit down and enjoy a coffee - Edgemont Village has it all. The 70+ businesses benefit greatly from the major tourist attractions just minutes away, such as the popular Capilano Suspension Bridge, world-famous Grouse Mountain, and the Capilano Salmon hatchery, which sees more than 400,000 visitors annually.



RETAILERS

- 1 Starbucks
- 2 Westland Insurance
- 3 Nicili Italian Restaurant & Bar
- 4 BjornBar Bakery
- 5 Thrifty Foods
- 6 Caffe Artigiano
- 7 Delany's Coffee House
- 8 La Galleria Fine Foods
- 9 COBS Bread Bakery
- 10 Windsor Meats
- 11 Nobu Sushi
- 12 Cantina Norte
- 13 Bufala Edgemont
- 14 Pharmasave
- 15 BMO Bank
- 16 Shoppers Drug Mart
- 17 Subway
- 18 Rocky Mountain Chocolate
- 19 Edgemont Liquor
- 20 Krave Kulture Yogurt
- 21 Scotiabank
- 22 RBC Royal Bank
- 23 Edgemont Dental Care
- 24 Kidsbooks
- 25 Kokomo
- 26 Roger's Chocolates



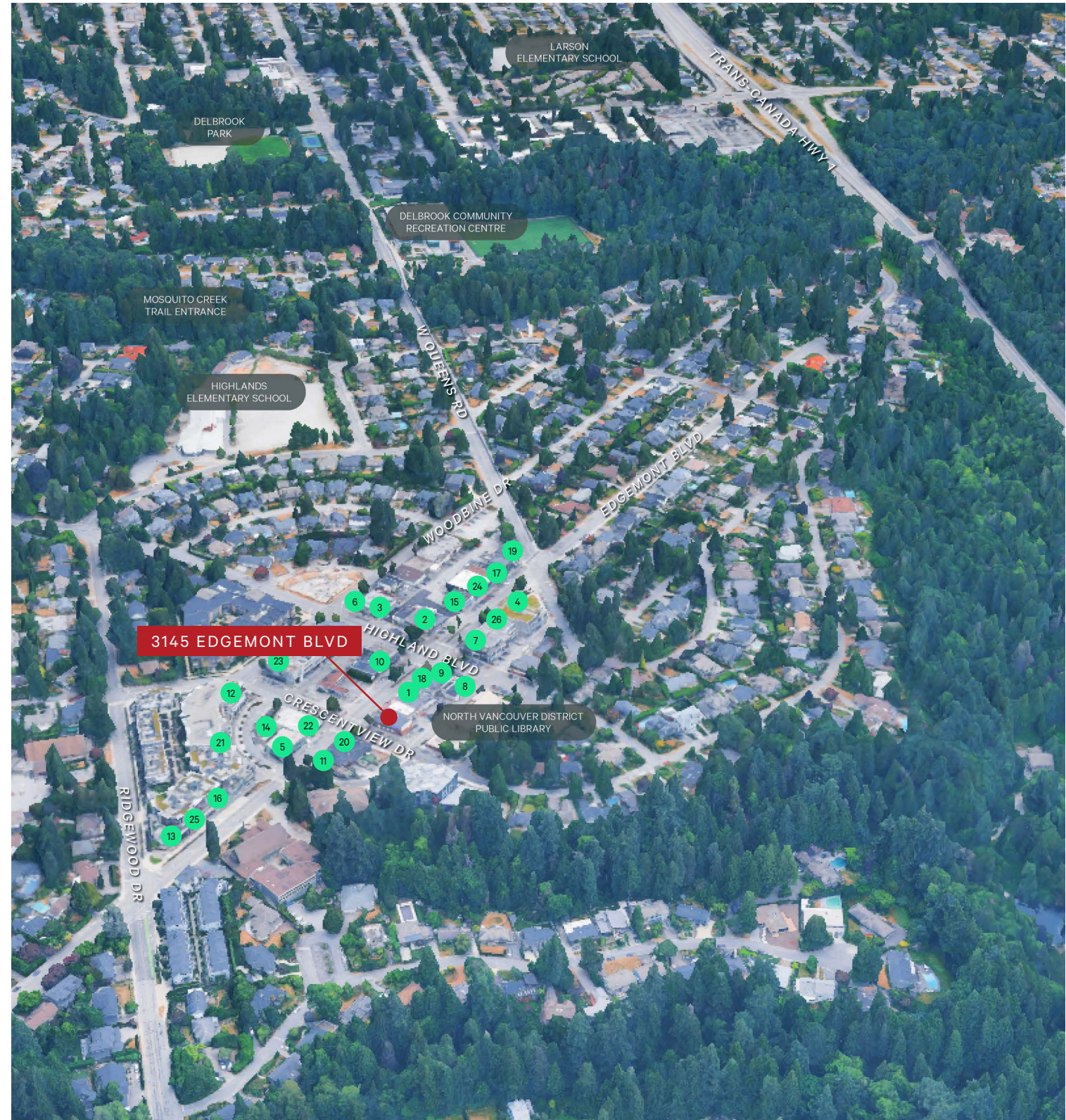
EDUCATION & CHILDCARE

- + Highlands Elementary School
- + Mountainside Secondary School
- + École André-Piolat
- + Little Rascals Preschool
- + Carson Graham Secondary School



PARKS & COMMUNITY

- + Mountainside Creek Trail
- + Mosquito Creek Trail
- + Delbrook Community Centre & Park
- + Highlands United Church



WALK SCORE

88



TRAFFIC EXPOSURE

+11k/day



BIKE SCORE

70

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CONTACT

ADRIAN BERUSCHI

PERSONAL REAL ESTATE CORPORATION

Senior Vice President, Retail Properties

adrian.beruschi@cbre.com

604 662 5138

CHLOE HAMELIN

Associate, Retail Properties

chloe.hamelin@cbre.com

604 662 5166

CBRE

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