



For Lease: Retail

# 3040 Edgemont Boulevard North Vancouver, BC

Ground Floor Retail Unit Located in Edgemont Village

**Lennard:** 520-800 West Pender Street, Vancouver • 604.636.2620

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## Opportunity

Lennard Commercial Realty is pleased to present 3040 Edgemont Boulevard, a highly visible ground-floor retail strata unit in the heart of North Vancouver's prestigious Edgemont Village. The 1,188 SF property offers an ideal footprint for a variety of retail, service, or professional uses in one of the North Shore's most established and sought-after commercial districts.

The unit has exceptional street frontage, prominent signage exposure, and strong pedestrian activity. Surrounded by an affluent residential community and an established mix of boutique retailers, cafés, restaurants, and professional services, 3040 Edgemont Boulevard presents an exceptional opportunity for tenants seeking a well-located retail unit in a tightly held neighbourhood.

## Property Details

Available Space  
**1,188 SF**

Availability  
**Immediate**


Basic Rent  
**Contact Listing Agents**

Additional Rent (2026 Estimate)  
**\$29.50 PSF**


Year Built  
**2000**

Zoning  
**C1L (General Commercial Zone)**

## Property Highlights

 Ground floor retail unit

 Excellent visibility and signage exposure

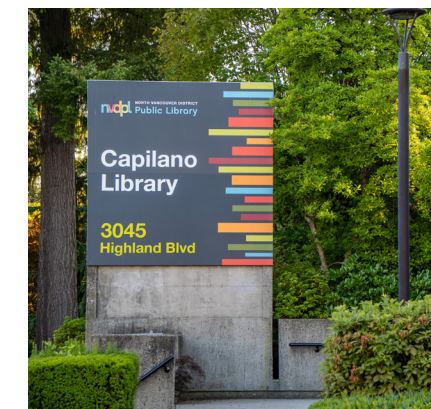
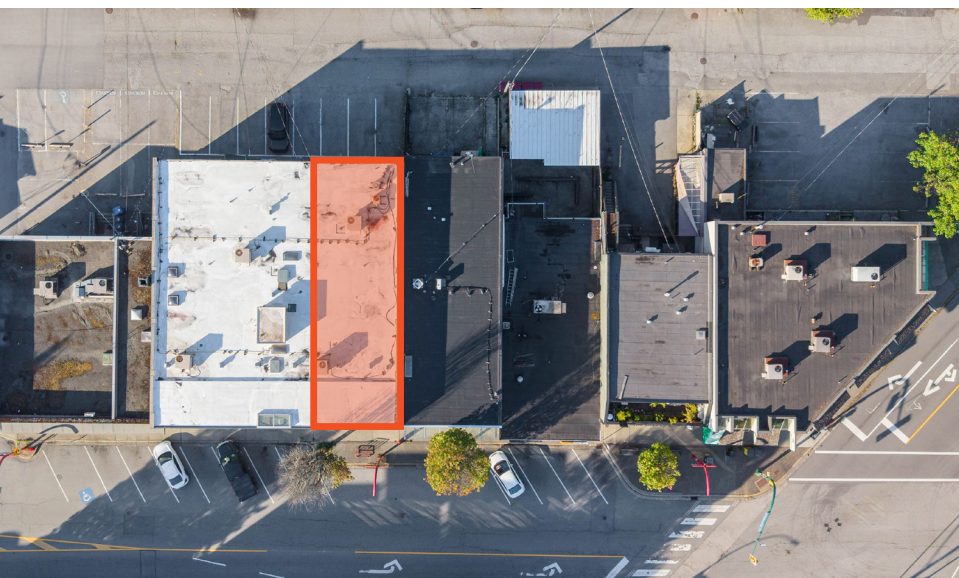
 Highly desirable Edgemont Village location

 One (1) designated parking stall



## Location

Situated in the heart of Edgemont Village, one of North Vancouver's premier retail destinations, the property benefits from an established commercial environment supported by an affluent residential population and a vibrant, walkable streetscape. The village's distinctive blend of boutique shopping, dining, personal services, and everyday conveniences creates a dynamic business environment that attracts consistent patronage from both local residents and visitors. Combined with excellent accessibility throughout the North Shore, Edgemont Village remains one of the region's most coveted commercial locations.





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