



For Lease: Retail

3044 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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3044 Edgemont Boulevard

North Vancouver, BC

Opportunity

Lennard Commercial Realty is pleased to present 3044 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, 3044 Edgemont Boulevard presents an exceptional opportunity for tenants seeking a well-located retail unit in a tightly held neighbourhood.

Property Details

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Available Space
1,188 SF
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Availability
Immediate
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Basic Rent
Contact Listing Agents

Additional Rent (2026 Estimate)
\$29.50 PSF
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Year Built
2000
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Zoning
C1L (General Commercial Zone)

Property Highlights

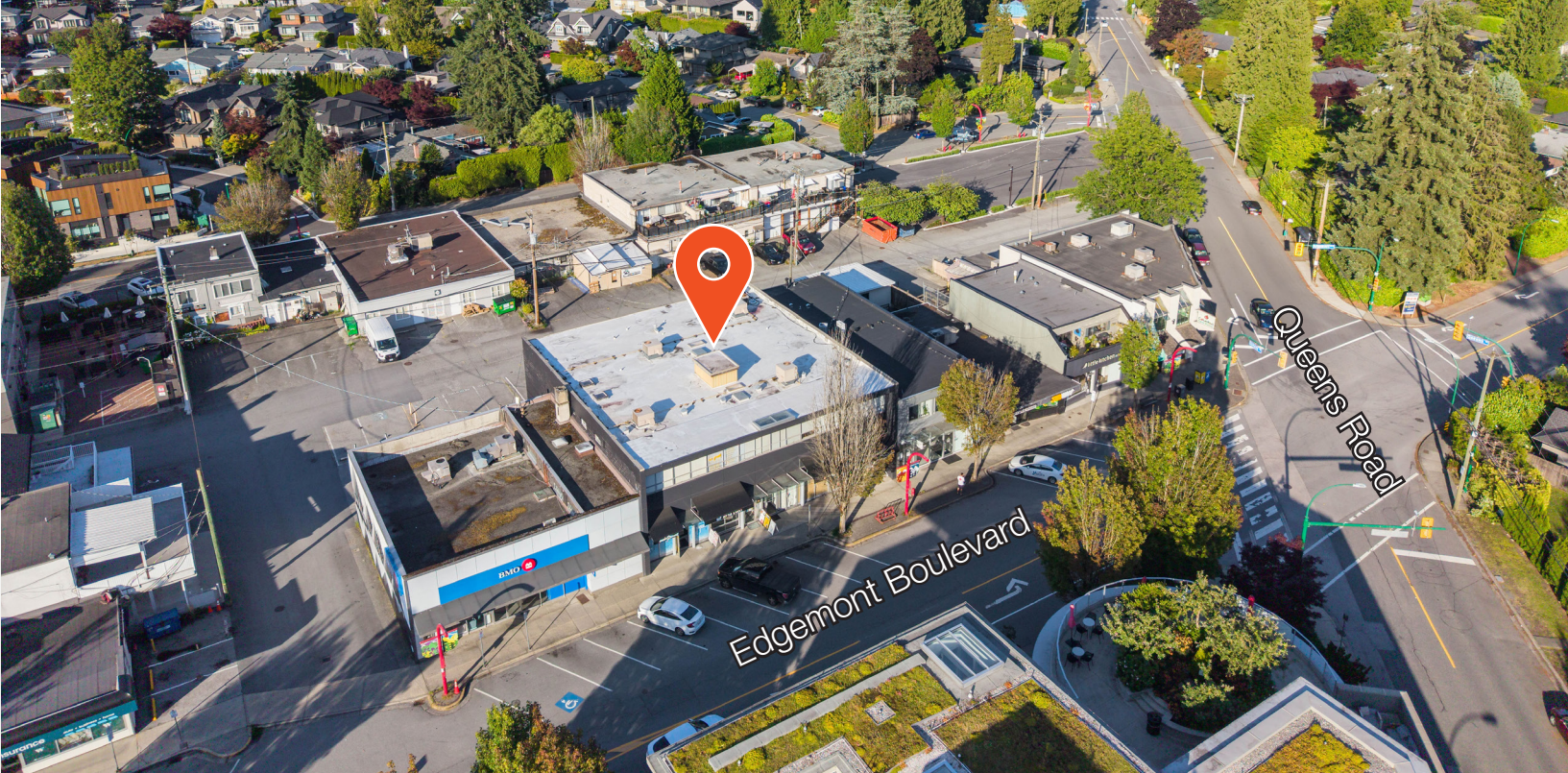
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Ground floor retail unit
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Excellent visibility and signage exposure
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Highly desirable Edgemont Village location
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One (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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