



FOR LEASE | WATERFRONT RESTAURANT

NORTH HARBOUR™

10 - 22 FELL AVENUE, NORTH VANCOUVER, BC

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PROJECT SUMMARY

The Shops at North Harbour are part of the North Shore's newest waterfront community - North Harbour by Concert. North Harbour will be a vibrant 12-acre master-planned community complete with living, shopping, and playing at the water's edge in North Vancouver. Upon completion of all phases, the community is expected to include 700 condominiums, 110 rental units, and 125 seniors' active aging residences. Phase 1 is currently under construction and will comprise multi-family residential units with retail at grade. Highlights of the retail component include:

- ✦ Situated at one of North Vancouver's most active waterfront locations.
- ✦ To be anchored by high volume restaurants with expansive patios and a café.
- ✦ Adjacent a new civic park and plaza, a destination for enjoying the waterfront and city views.
- ✦ Along the North Shore's popular Spirit Trail, a fully accessible 35 KM greenway that will extend from Horseshoe Bay to Deep Cove.



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DETAILS

Phase 1 (Lot D)

Restaurant Opportunity: 2,971 up to 8,693 SF

Retail: 1,167 - 3,044 SF

5 buildings

377 residential units (110 will be rental units)

87 commercial/visitor parking stalls

Completion: Q3-Q4 2025 (est.)

Phase 2 (Lot C)

Planning is currently underway and the developer is planning to make a submission for development permit approval later this year (2025). Multi-family and retail uses are being proposed.

Completion: Currently estimated to be 2032 (est.)

DEMOGRAPHICS

Drive Time	3 min	7 min	12 min
2024 Population	8,875	81,521	196,701
2029 Populations Projections	10,335	91,366	216,556
2024 Daytime Population	13,802	82,518	191,585
2024 Average HH Income	\$124,719	\$137,520	\$158,453

AREA RETAILERS

THOMASHAAS

LEVEL 10
FITNESS & HEALTH

Northshore Auto Mail

CHOICES MARKET



F45 TRAINING

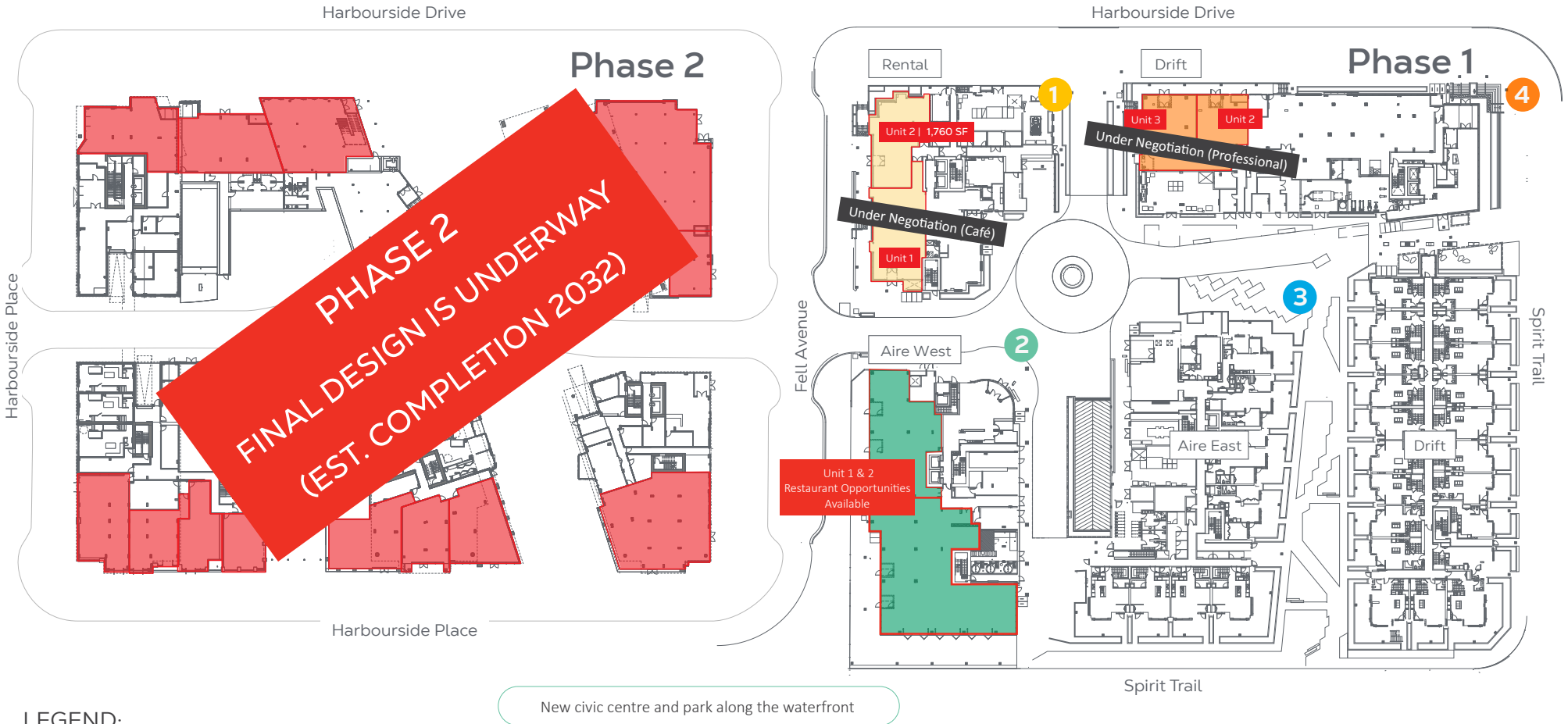


SPA · UTOPIA™
Health and Wellness Center

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SITE PLAN

Phase 1 (Lot D) & 2 (Lot C)



LEGEND:

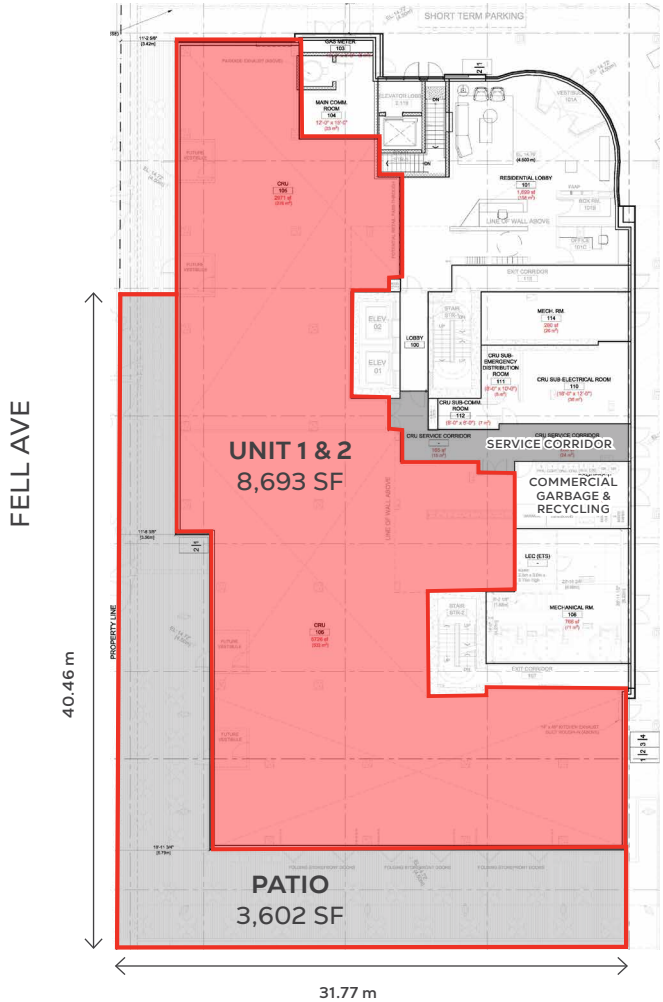
- 1 RENTAL BY CONCERT**
792 HARBOUR WAY:
Unit 1 | 2,084 SF (20 Fell Ave)
Unit 2 | 1,760 SF (22 Fell Ave)
- 2 AIRE WEST**
785 HARBOUR WAY:
Unit 1 | 5,038 - 8,693 SF (10 Fell Ave)
Unit 2 | 2,971 - 3,655 SF (16 Fell Ave)
Various Demising Options
- 3 AIRE EAST**
777 HARBOUR WAY:
No Commercial Units
- 4 DRIFT**
755 HARBOURSIDE DRIVE:
Unit 3 | 1,890 SF (775 Harbourside Dr)
Unit 2 | 1,167 SF (771 Harbourside Dr)

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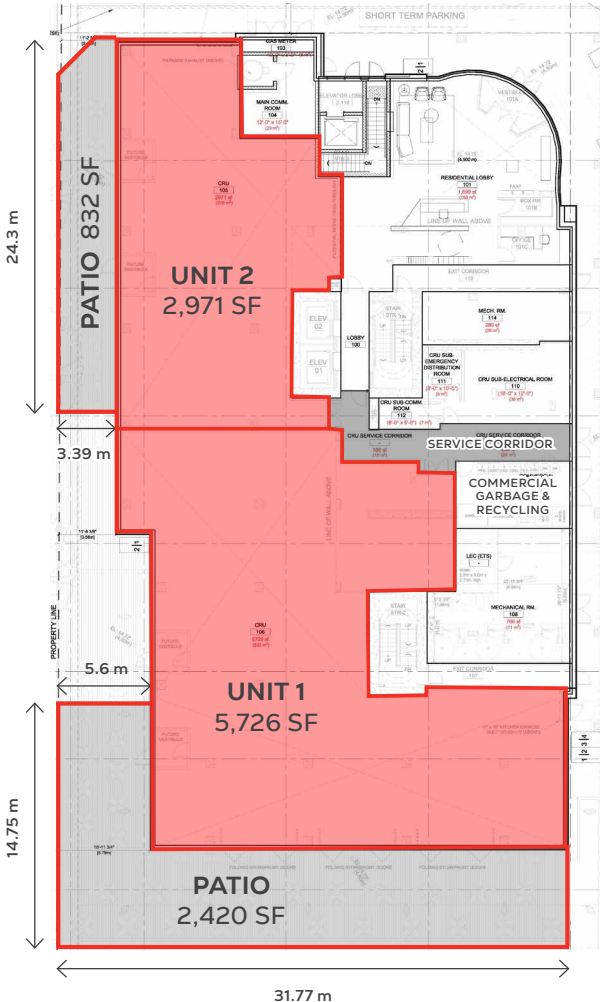
FLOOR PLAN

Demising Options

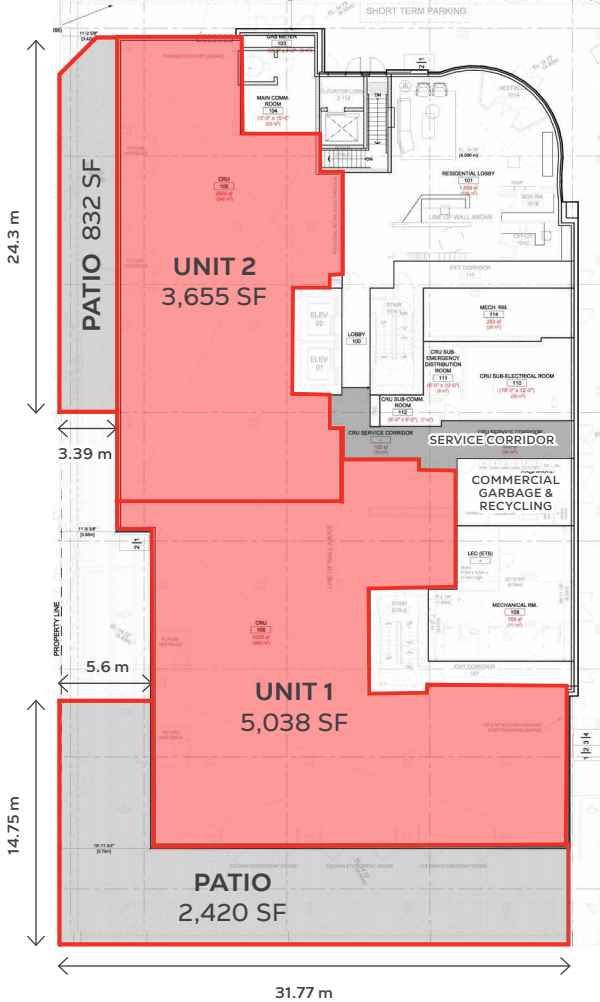
OPTION 1



OPTION 2



OPTION 3



⊕ Ceiling Height: Approx. 16 feet slab to slab

SPIRIT TRAIL

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LOCATION

North Harbour is located on the waterfront of Vancouver's North Shore, an expansive region on the northern shore of the Burrard Inlet, across from the City of Vancouver. It is also situated along the North Shore's Spirit Trail, a pedestrian and biking trail that connects the east side of North Vancouver to West Vancouver.



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RENDERINGS



Expansive Patio Planned for Restaurants



High Profile Waterfront Restaurant



Fell Avenue

CONSTRUCTION PROGRESS - JAN 8, 2025



Aire West - Restaurant Unit with South Facing Patio



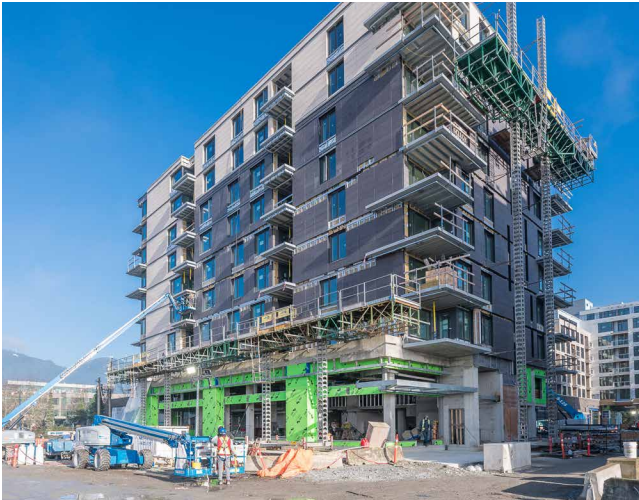
Aire West - Restaurant Unit, Front View



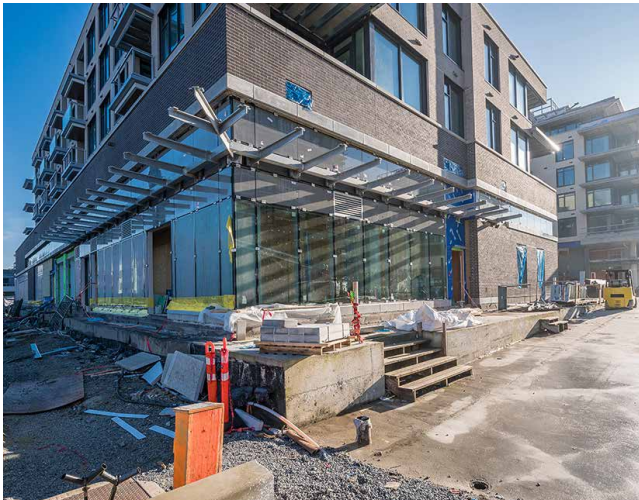
Aire West - Unit 1, Covered Patio, Looking West



Aire West - Unit 1, Covered Patio, Looking East



Rental Building - Specialty Café and a CRU



Drift - Ideal Professional Space