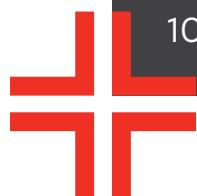




FOR LEASE | WATERFRONT RESTAURANT AND RETAIL

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 Availability: 1,760 SF
- 5 buildings
- 377 residential units (110 will be rental units)
- 87 commercial/visitor parking stalls
- Completion: Q1/Q2 2026

Phase 2 (Lot C)

- Planning is currently underway and the developer is planning to make a submission for development permit approval later this year (2026). Multi-family and retail uses are being proposed.

- Completion:
Currently estimated to be 2032 (est.)

DEMOGRAPHICS

Drive Time	3 min	7 min	12 min
2025 Population	8,770	82,489	198,845
2030 Populations Projections	9,458	88,060	207,696
2025 Daytime Population	15,130	84,018	194,592
2025 Average HH Income	\$136,437	\$149,501	\$169,046

AREA RETAILERS

THOMAS HAAS

LEVEL 10
FITNESS & HEALTH

Northshore Auto
Mall

CHOICES
MARKET



F45
TRAINING

SPA UTOPIA™
Health and Wellness Center

SITE PLAN

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

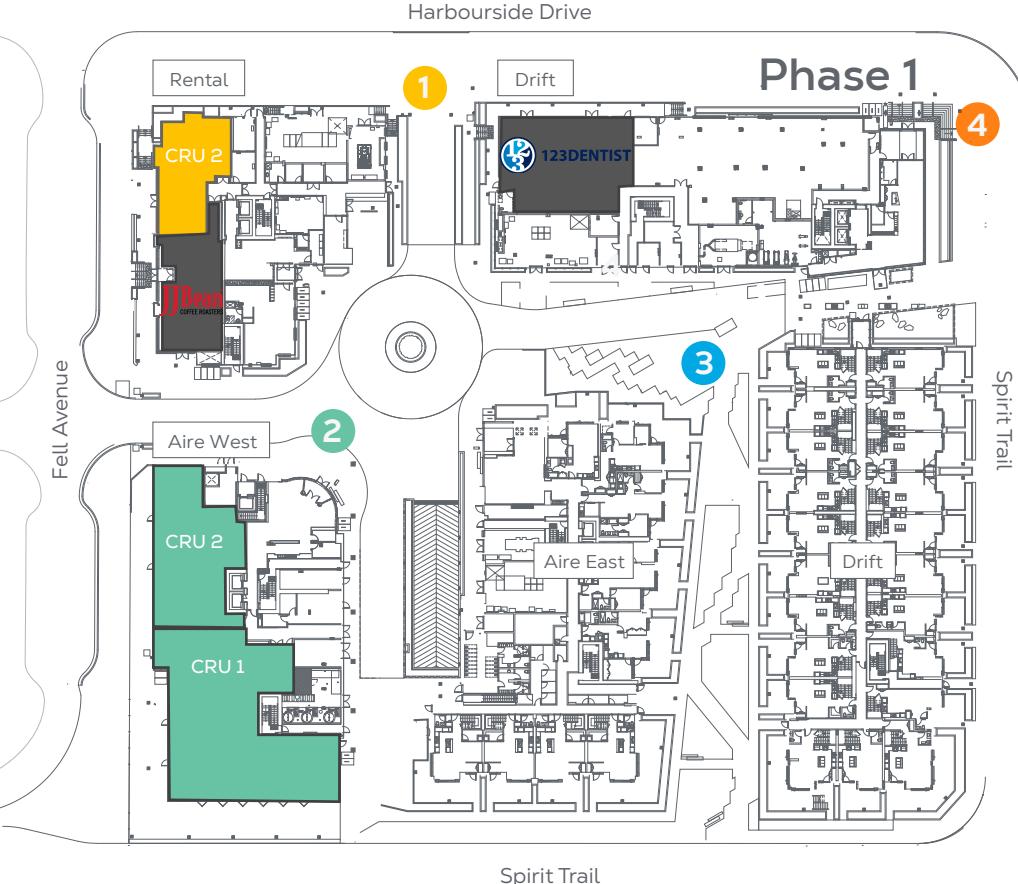
Harbourside Drive

Phase 2



Harbourside Drive

Phase 1



New civic plaza and park along the waterfront

LEGEND:

1 RENTAL BY CONCERT
792 HARBOUR WAY:
Unit 1 | LEASED
Unit 2 | 1,760 SF

2 AIRE WEST
785 HARBOUR WAY:
Unit 1 | 5,038 SF to 5,726 SF + 2,420 SF Patio
Unit 2 | 2,971 SF to 3,655 SF + 832 SF Patio
Units 1 & 2 | 8,693 SF + 3,602 SF Patio

3 AIRE EAST
777 HARBOUR WAY:
No Commercial Units

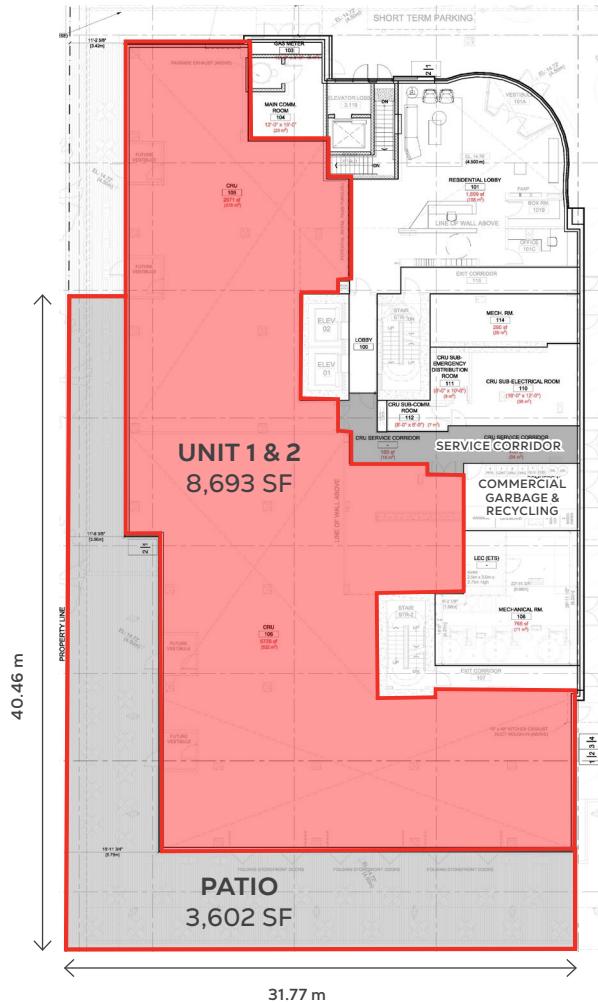
4 DRIFT
755 HARBOURSIDE DRIVE:
Unit 2 & 3 | LEASED

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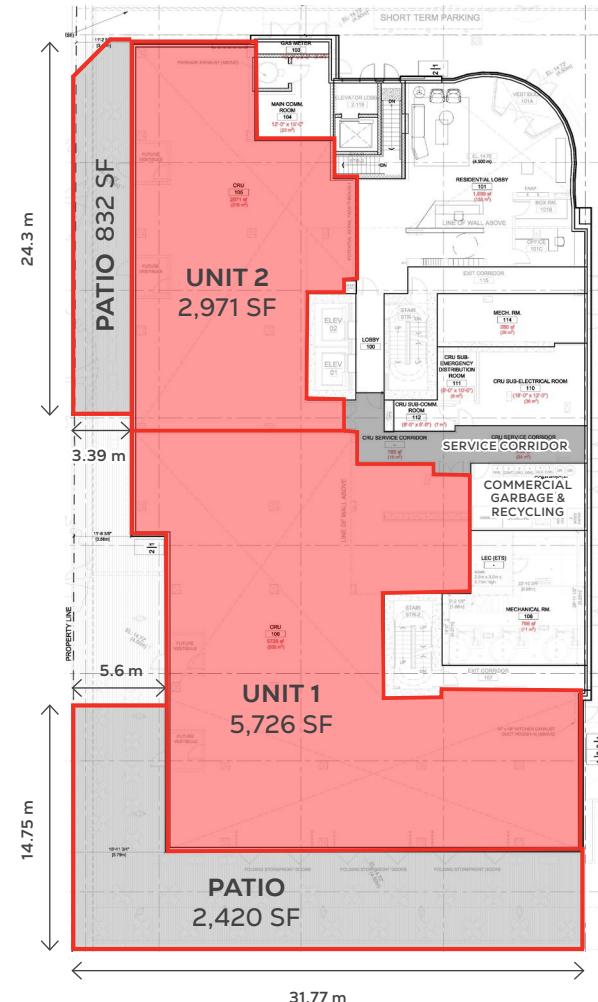
AIRE WEST FLOOR PLAN

Demising Options

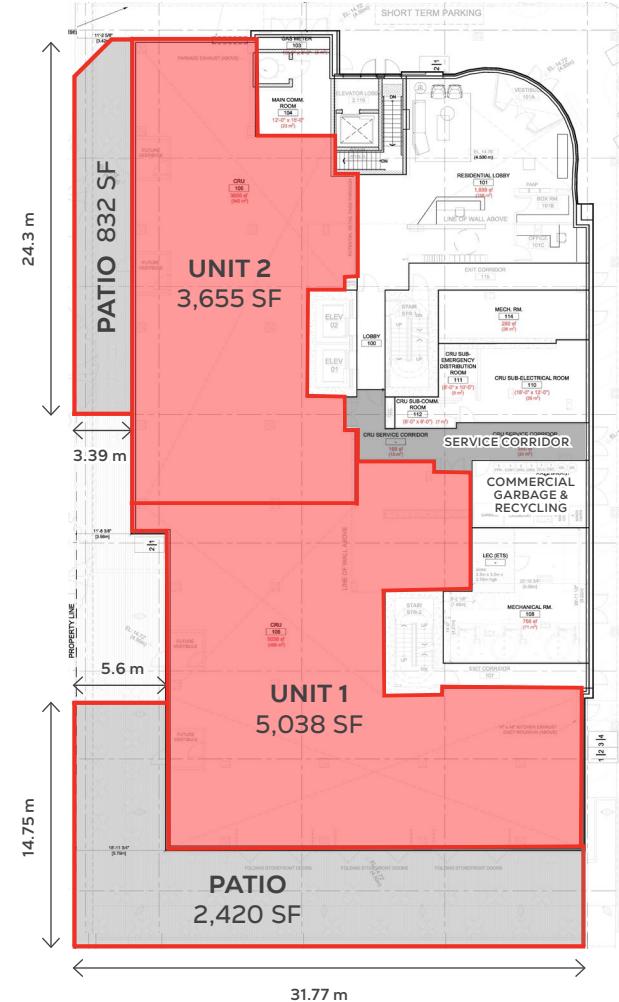
OPTION 1



OPTION 2



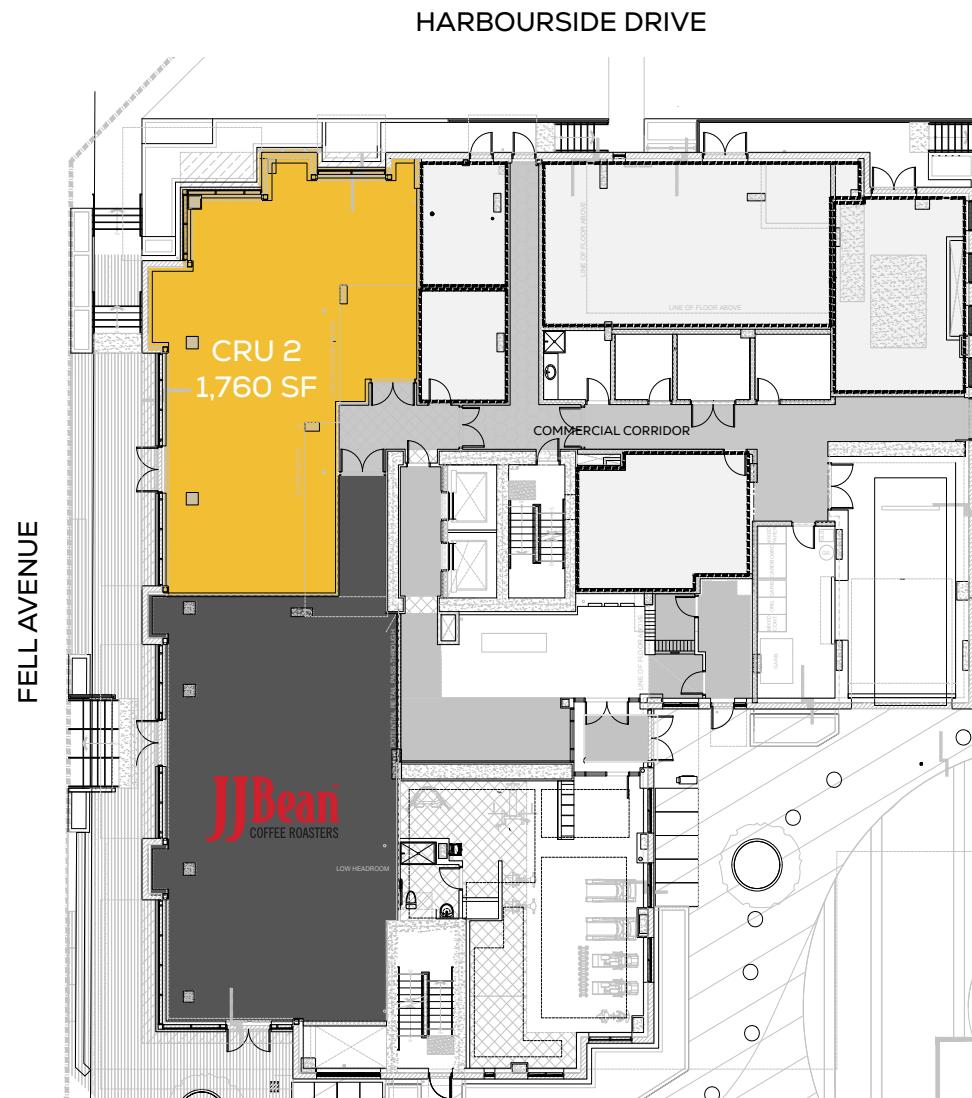
OPTION 3



Ceiling Height: Approx. 16 feet slab to slab

SPIRIT TRAIL

RENTAL BY CONCERT FLOOR PLAN



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.



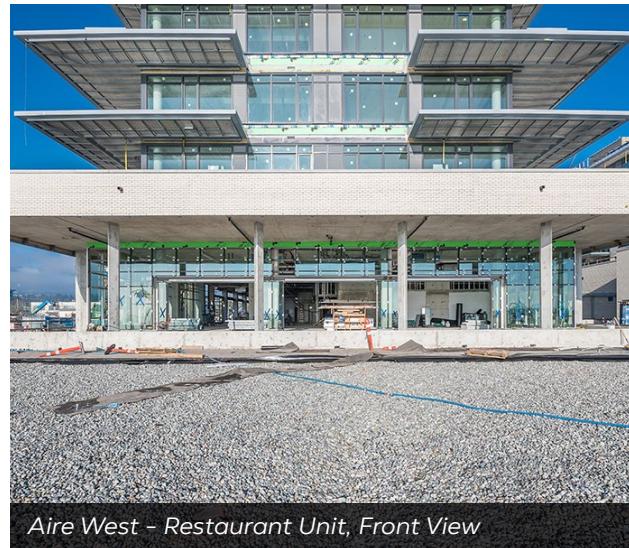
RENDERINGS



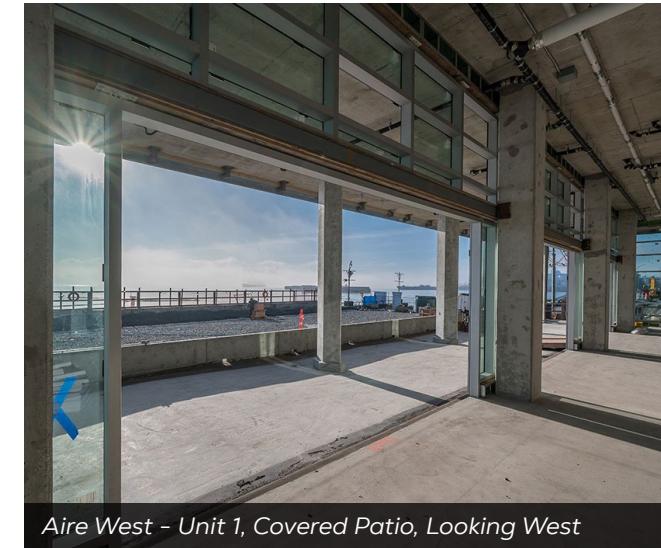
CONSTRUCTION PROGRESS - JAN 8, 2025



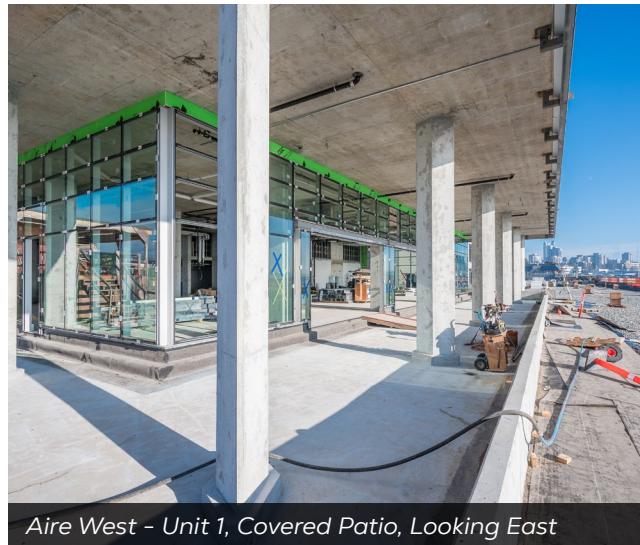
Aire West - Restaurant Unit with South Facing Patio



Aire West - Restaurant Unit, Front View



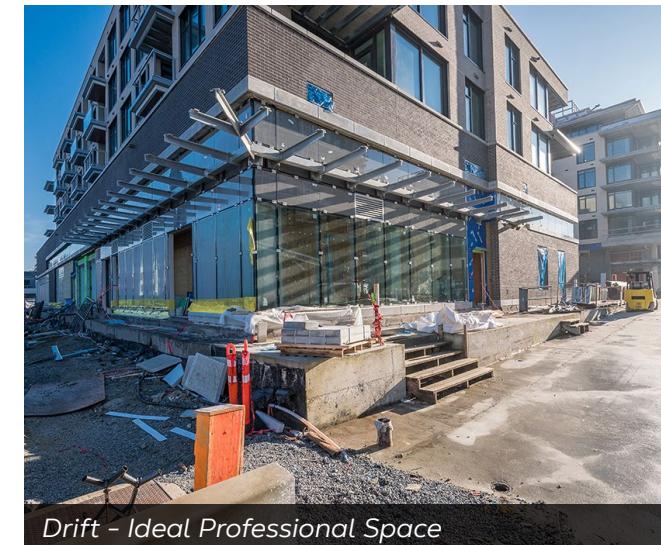
Aire West - Unit 1, Covered Patio, Looking West



Aire West - Unit 1, Covered Patio, Looking East



Rental Building - Specialty Café and a CRU



Drift - Ideal Professional Space