



FOR LEASE | 1,760 SF CORNER RETAIL UNIT

NORTH HARBOUR™

22 FELL AVENUE, NORTH VANCOUVER, BC

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1595 – 650 West Georgia Street, Vancouver, BC V6B 4N8

PROJECT SUMMARY

The Shops at North Harbour are part of the North Shore's newest waterfront community - North Harbour by Concert. North Harbour is 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.
- ✦ Excellent location surrounded by a large daytime workforce and visitor base.
- ✦ 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.



DETAILS

✦ NORTH HARBOUR

✦ 5 buildings

✦ 377 residential units (*110 will be rental units*)

✦ 87 commercial/visitor parking stalls

✦ Completion: Summer 2026

✦ AVAILABILITY

	AREA	COMMENTS
22 Fell Avenue	1,760 SF	Corner Unit

✦ PHASE 2

✦ Phase 2 remains in a preliminary planning stage.

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

THOMASHAAS

LEVEL 10
FITNESS & HEALTH



SITE PLAN

PHASE 2

HARBOURSIDE DRIVE

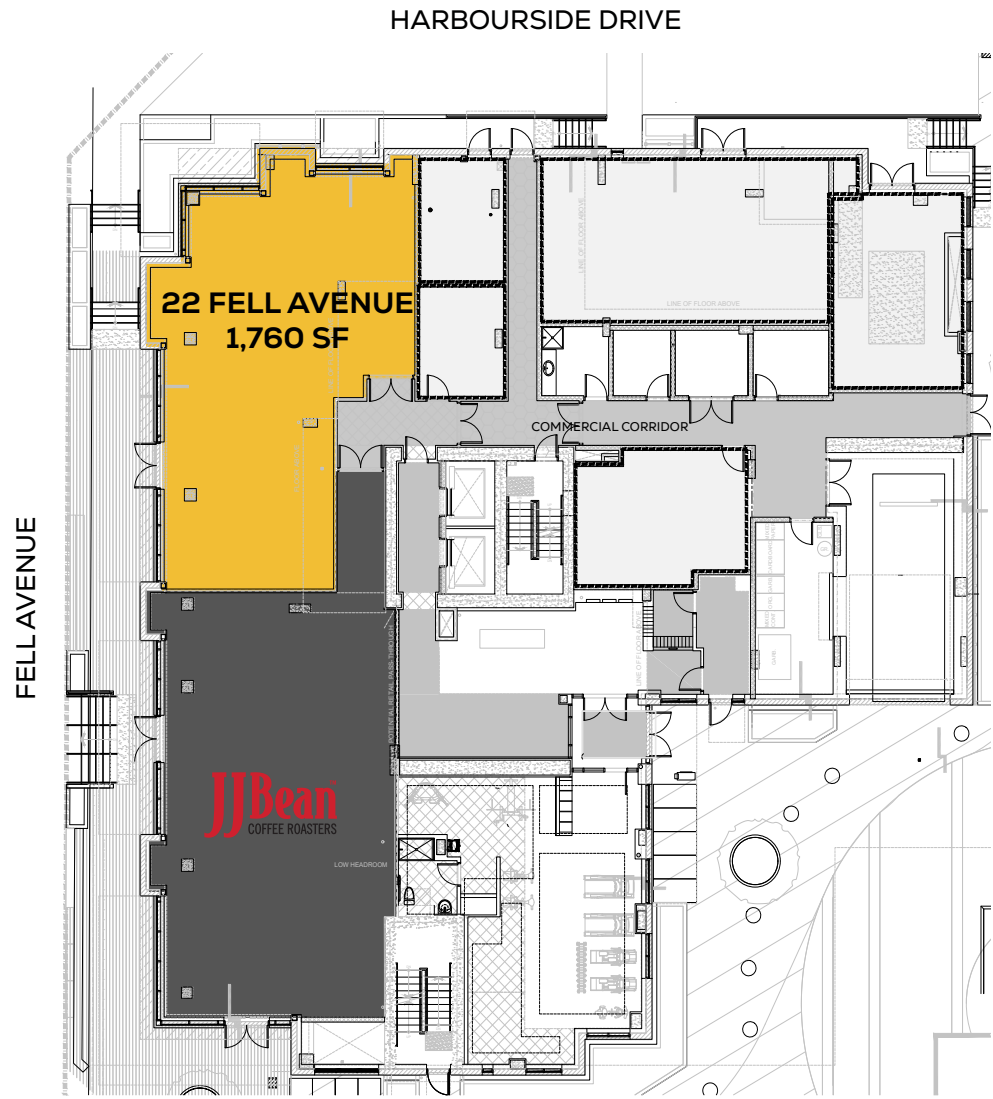
PHASE 1



LEGEND:

- 1 ECHO**
20 Fell Avenue | LEASED
22 Fell Avenue | 1,760 SF
- 2 AIRE WEST**
10 Fell Avenue | 5,038 SF to 5,726 SF + 2,420 SF Patio
16 Fell Avenue | 2,971 SF to 3,655 SF + 832 SF Patio
10 & 16 Fell Avenue | 8,693 SF + 3,602 SF Patio
- 3 AIRE EAST**
No Commercial Units
- 4 DRIFT**
775 Harbourside Drive | LEASED

FLOOR PLAN - 22 FELL AVENUE



PHOTOS - 22 FELL AVENUE



22 Fell Avenue



Fell Avenue - North View



North Harbour - Phase 1



Streetfront Units along Harbourside Drive



22 Fell Avenue - 1,760 SF Corner Unit



22 Fell Avenue - Storefront

CONTACT

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