



RARELY AVAILABLE
LEASING OPPORTUNITY

CONNAUGHT
EDGEMONT VILLAGE



LEASING HIGHLIGHTS



1 Unit Available
1,038 SF



High pedestrian
foot traffic



Multiple transit
options nearby



Easy access to Highway 1, Downtown
Vancouver, Grouse Mountain,
Capilano Suspension Bridge



One level of free underground
parking containing
213 dedicated commercial stalls



Large daytime and
evening population



Grocery anchor and
pharmacy sub-anchor



EDGEMONT VILLAGE

Edgemont Village is one of the North Shore's most beloved neighbourhoods. Located in a spectacular setting, Edgemont rises up on a small, natural plateau where established family homes and a main street full of new and nostalgic shops offer residents a convenient way of life.

A WEST COAST

Connaught is a rare full-block mixed-use grocery anchored development and is the Western Gateway to Edgemont Village.

Aromas of fresh baked bread and sweet dark chocolate, stop for your choice of coffee; shops for the mind & some for the soul, all delightfully arranged on a street where everyone belongs.

Join co-tenants including:

Shoppers Drugmart

Thrifty Foods

Cantina Norte (Mexican cuisine)

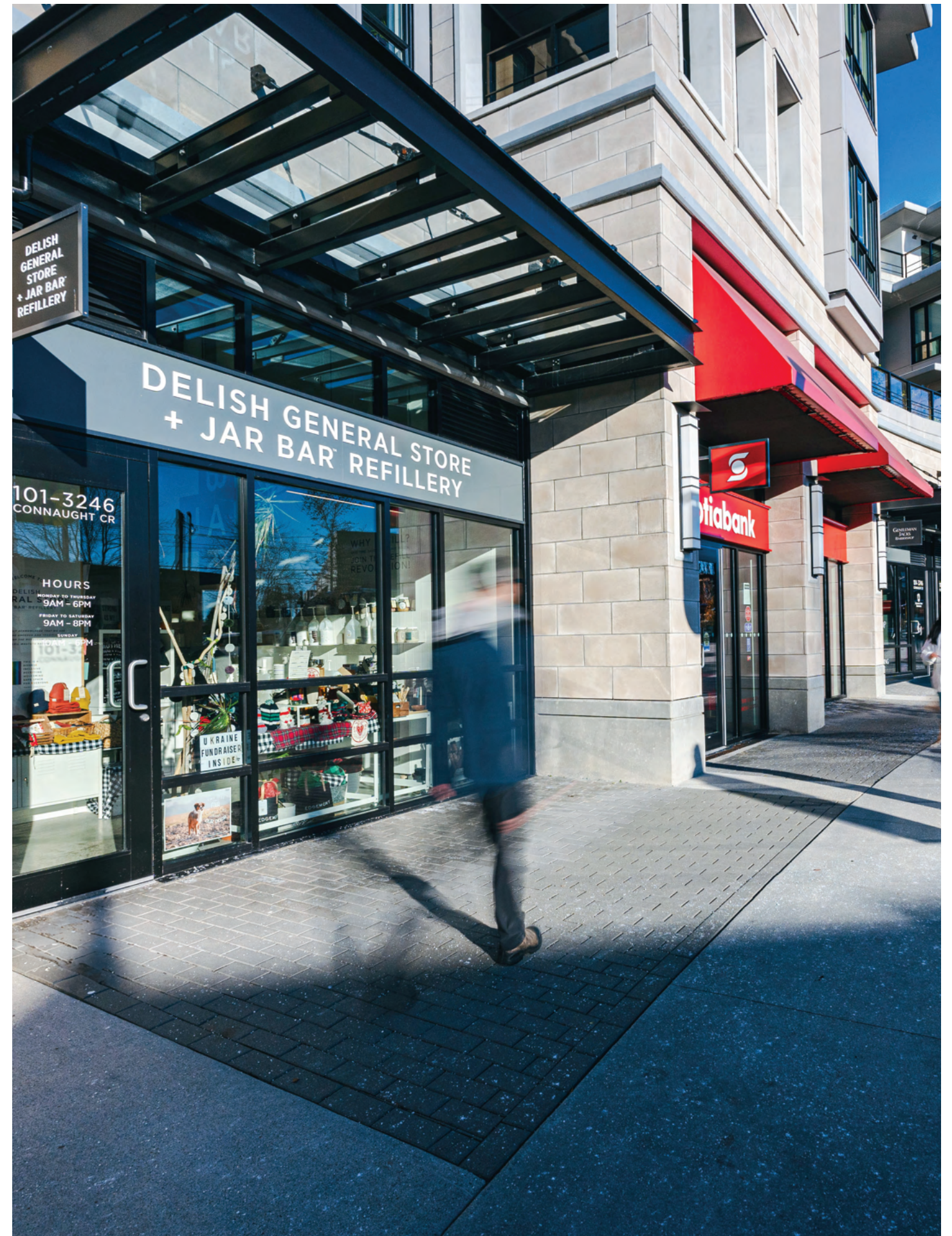
Bufala (Neapolitan Pizzeria)

Kokomo

Edgemont Naturopathic Clinic

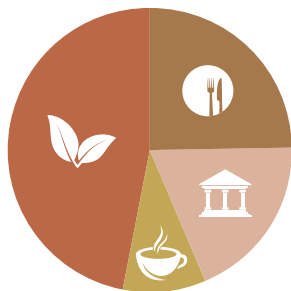
Edgemont Liquor

RETAIL EXPERIENCE



RETAIL LANDSCAPE

AREA DEMOGRAPHICS WITHIN 1 KM RADIUS



 Personal Care – 15 (46.9%)

 Restaurants – 8 (25%)

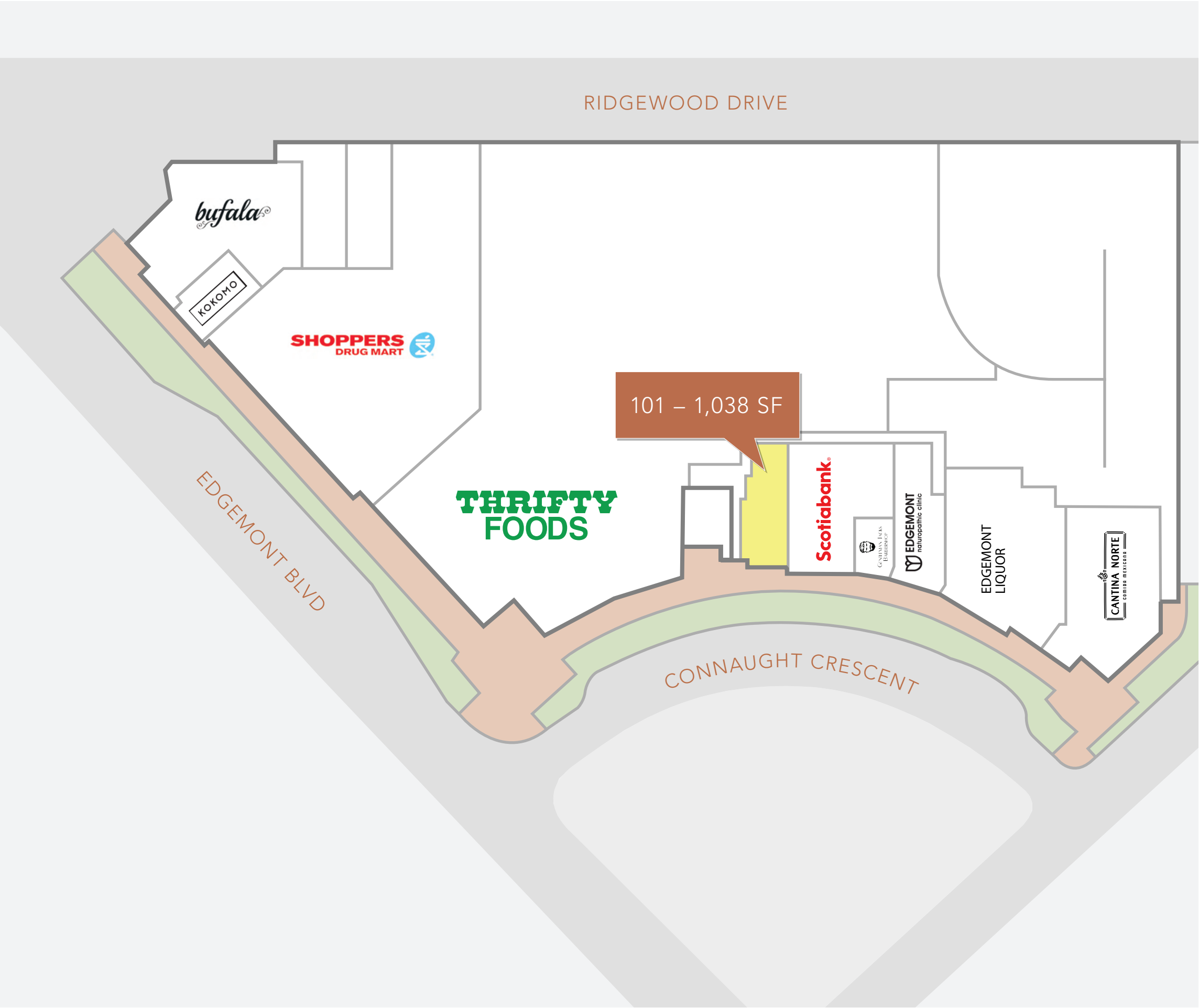
 Financial Services – 6 (18.8%)

 Cafes – 3 (9.4%)

Average Household Income
\$187,687

Residential Population
6,521

Daytime Footfall
4,352





AVAILABLE

UNIT	AREA SF
101	1,038 SF

Please contact us today for additional details including rental rates and available inducements.

SPACE

CONTACT

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