



FOR LEASE

22348 North Avenue,
Maple Ridge



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Executive Summary

OPPORTUNITY

Opportunity to lease brand new retail units in phase one of this mixed use, multi phase development by Falcon Homes. Phase one consists of 6 retail units with 67 residential units with an additional 3 buildings contemplated in future phasing. Conveniently located in Maple Ridge within close proximity to the downtown core.

LOCATION

The subject property is centrally located in Maple Ridge with easy access to major Highways public transit and the West Coast Express.

DETAILS

Base Rent: \$ 35.00 psf

Additional Rent: \$ 15.00 psf (2026 est.)

Parking: 25 Commercial stalls plus shared use of 8 visitor stalls

Zoning: C-3 Commercial

Completion: Anticipated May 2026

AVAILABILITY

Unit 1 - 1,480 sf

Unit 2 - 1,358 sf

Unit 3 - 1,193 sf

Unit 4 - 1,378 sf (Under Contract)

Unit 5 - 1,357 sf (Under Contract)

Unit 6 - 1,440 sf (Under Contract)

* all sizes are subject to change



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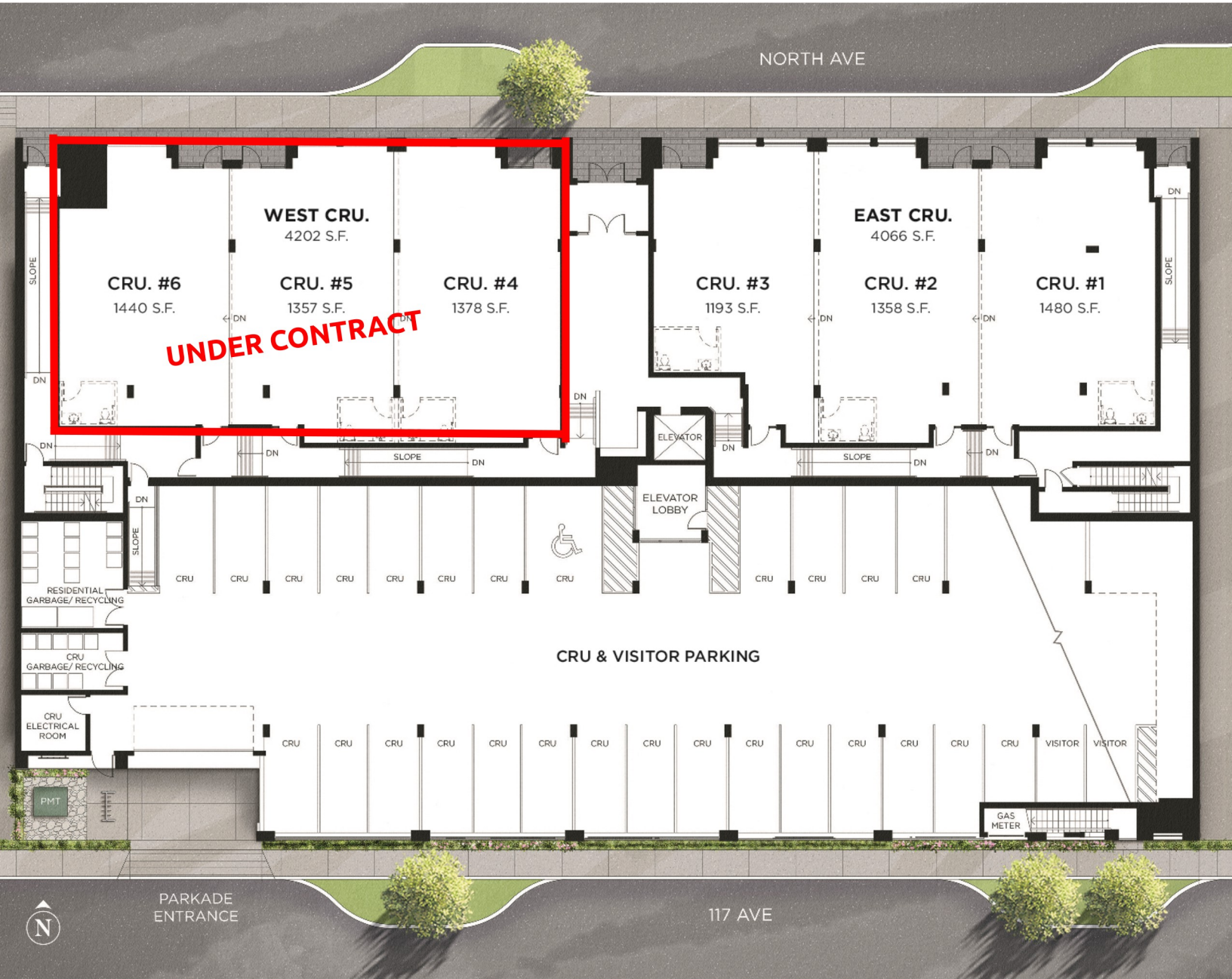
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