



# 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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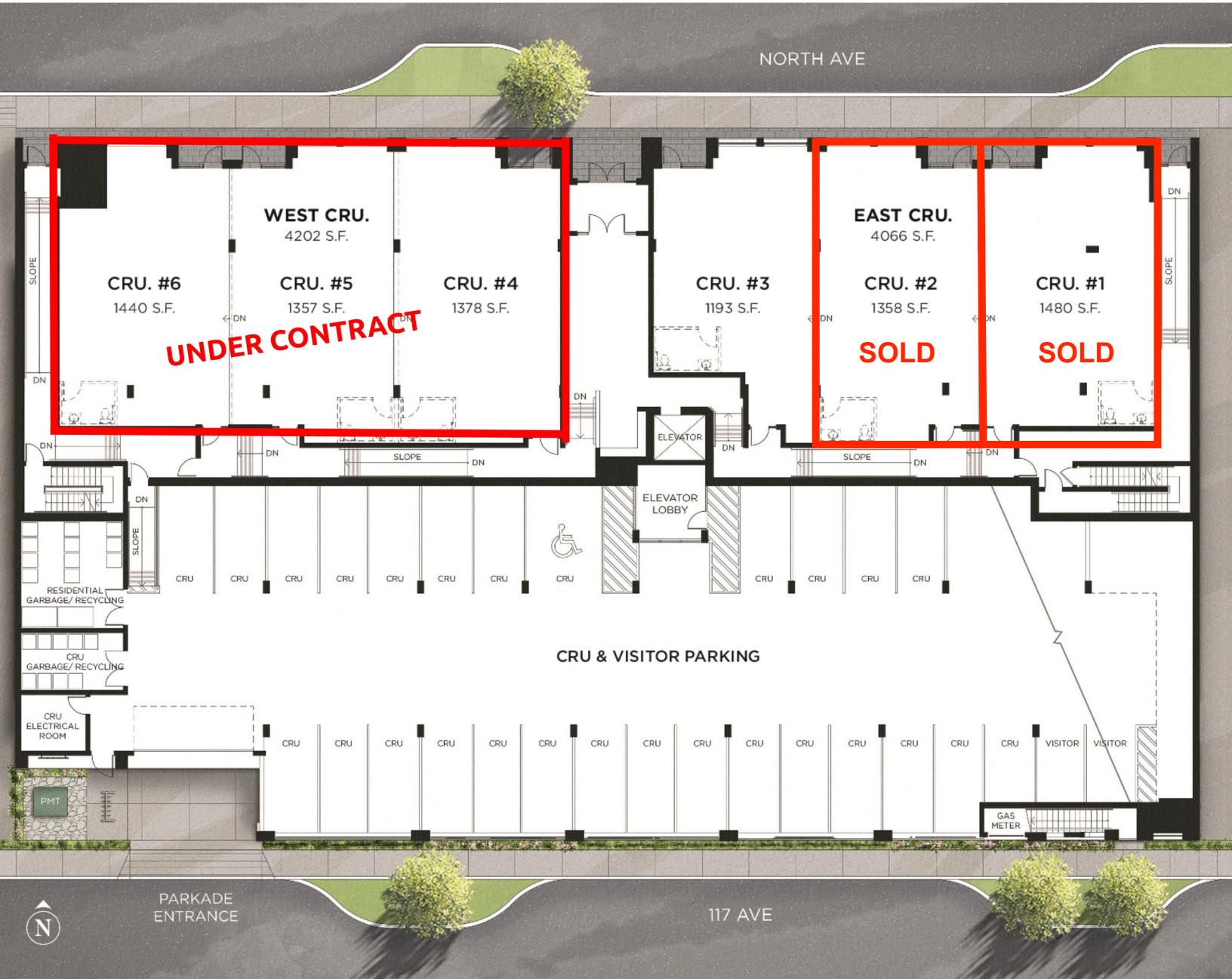
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