

FOR LEASE

38041-38043 CLEVELAND AVENUE

Squamish, BC

- 1,748 SF to 3,505 SF
- Located in the Heart of Downtown Squamish
- Opportunity for double storefront exposure



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Location

This is by far the best location in downtown Squamish. Cleveland Avenue has strong vehicle and pedestrian traffic, especially during the warmer months when the farmers' market and community park activities draw crowds. Major banks, including Scotia bank and Royal Bank, along with a full range of services, are located in the immediate area. A new pedestrian/ bicycle Bridge over the Mamquam Blind Channel connecting the massive Sea and Sky residential development to Victoria Street in downtown Squamish is slated to open later in 2026. This space is a stone's throw from there and will benefit greatly with the large increase of pedestrians and shoppers.



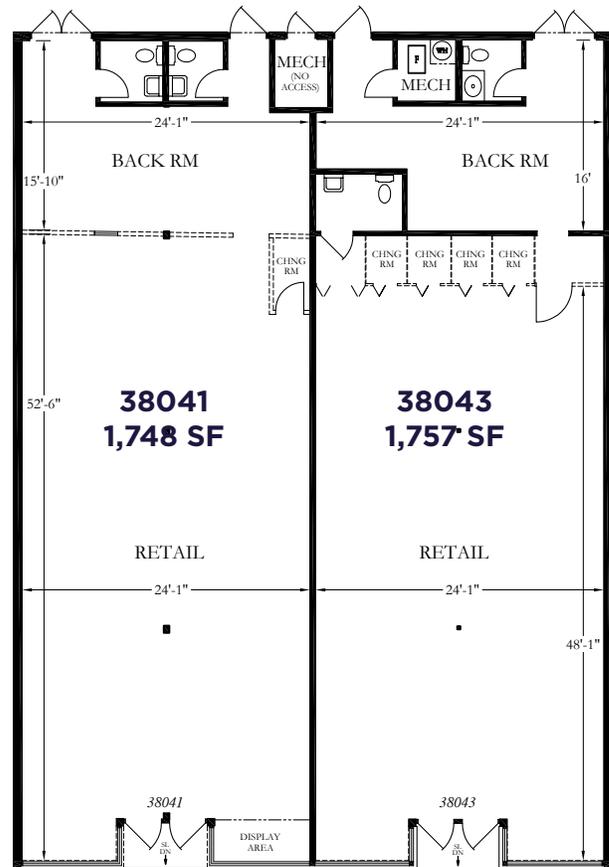
Nearby Amenities

- | | |
|---|-------------------------------------|
| 1 Alice and Brohm Ice Cream | 11 Save on Foods |
| 2 Tuba Café | 12 Dog Park |
| 3 Sunflower Bakery Café | 13 Eagle Wind Park |
| 4 Green Olive Market & Café | 14 Starbucks |
| 5 Sea to Sky Massage Therapy & Wellness | 15 Scotia Bank |
| 6 Sea to Sky Sports Physiotherapy | 16 Stan Clarke Park |
| 7 RBC Royal Bank | 17 Junction Park & O'Siyam Pavilion |
| 8 Noble House Beauty & Barber | 18 Xwu'nekw Park |
| 9 Shoppers Drug Mart | 19 New pedestrian bridge |
| 10 H&R Block | 20 Miyi'wts Park |

Opportunity

The single-storey building hosts several tenants, each with its own street frontage along the main street in downtown Squamish. The retail frontage offers approximately 26 to 52 feet of window frontage exposure to the street, and the space extends about 70 feet deep. The entire front of the unit is open space with washroom and storage area at the rear. Access to the surface parking lot at the back of the building is afforded by rear doors at the back of the space

Floorplan



Premise

1,748 to 3,505 SF

Minimum Rent

\$32.00 PSF

Zoning

C4 allowing for retail, office restaurant and service commercial uses.

Additional Rent

\$11.00 PSF (2025 Estimate)