

CEDAR RIDGE  
**COMMERCIAL SPACE  
FOR LEASE**

1022 CEDAR STREET, CAMPBELL RIVER, BC



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**B** BROADSTREET  
PROPERTIES LTD.



# CEDAR RIDGE

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Cedar Ridge Apartments is located in the heart of downtown Campbell River, a vibrant and growing coastal community on Vancouver Island. The area serves as the region's commercial and cultural hub, with retail shops, grocery store, restaurants, professional services, and waterfront attractions all within walking distance.

Cedar Ridge is a brand-new mixed-use development that includes 65 modern rental apartments built over 3,710 square feet of ground-floor commercial space. The retail space is divided into four units, which can be leased individually or combined into two different sized larger spaces.

Specifically located at the intersection of 10th Avenue & Cedar Street, steps from Shoppers Row and surrounded by established downtown amenities, Cedar Ridge offers excellent visibility, strong pedestrian activity, and a built-in customer base from the residences above. The downtown core continues to see steady growth, making this an ideal opportunity for businesses seeking a central and high-traffic location.



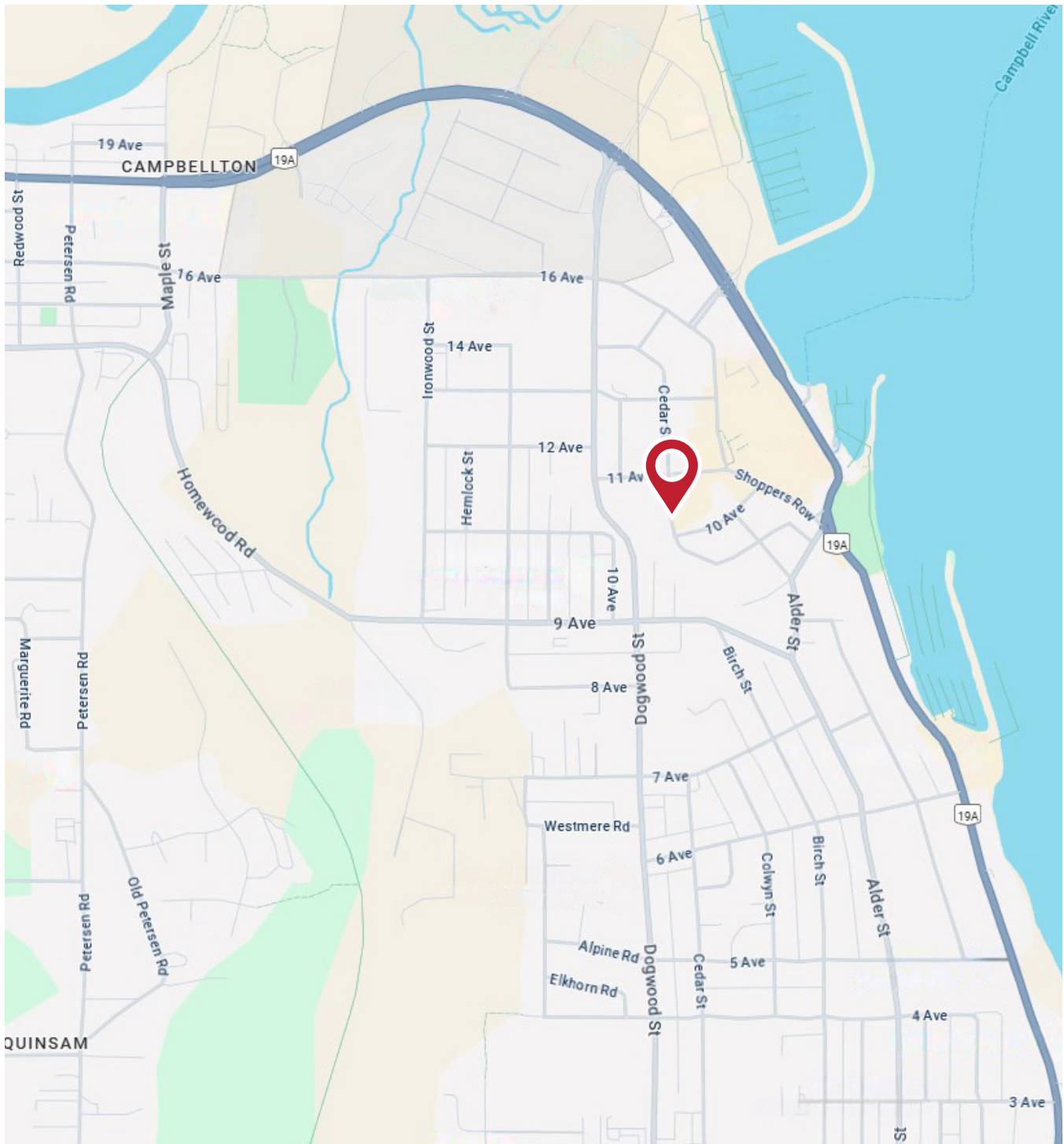
## KEY FEATURES

- Central location with an established and growing population
- Brand new, modern and professional construction
- Professional management
- Varying unit sizes

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Central downtown Campbell River location at the intersection of 10th Avenue and Cedar Street. Cedar Ridge is steps from Shoppers Row, Spirit Square, the waterfront, and the new No Frills grocery store, with dining, shops, and services nearby.



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Comprising four individual spaces, units 110 and 120 can be combined into one space, and units 140 and 150 can be combined as well.

## COMMERCIAL SPACE UNIT 110

|                 |  |
|-----------------|--|
| AVAILABLE SPACE | 91 m <sup>2</sup> (988 ft <sup>2</sup> ) |
| AVAILABILITY    | NOW                                      |
| BASE RENT       | \$25.00                                  |

## COMMERCIAL SPACE UNIT 120

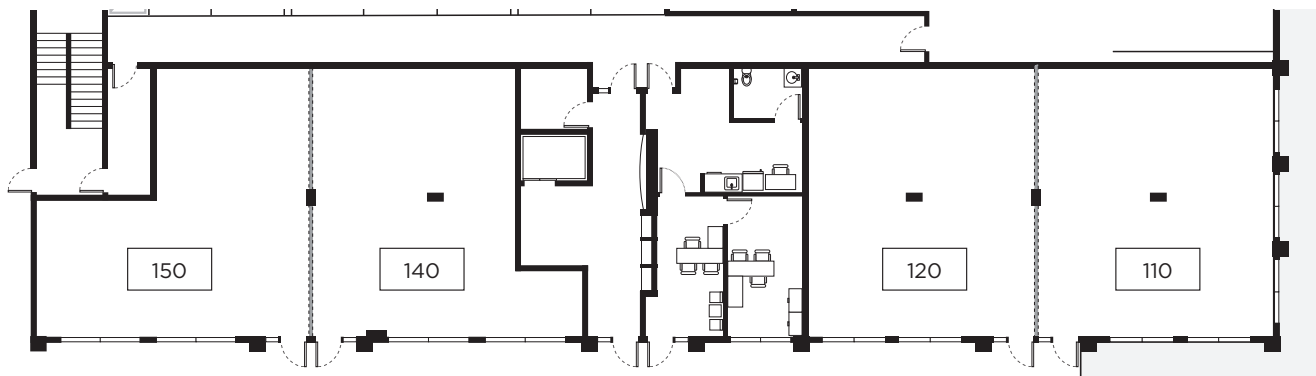
|                 |  |
|-----------------|--|
| AVAILABLE SPACE | 87 m <sup>2</sup> (942 ft <sup>2</sup> ) |
| AVAILABILITY    | NOW                                      |
| BASE RENT       | \$25.00                                  |

## COMMERCIAL SPACE UNIT 140

|                 |  |
|-----------------|--|
| AVAILABLE SPACE | 82 m <sup>2</sup> (885 ft <sup>2</sup> ) |
| AVAILABILITY    | NOW                                      |
| BASE RENT       | \$25.00                                  |

## COMMERCIAL SPACE UNIT 150

|                 |  |
|-----------------|--|
| AVAILABLE SPACE | 82 m <sup>2</sup> (887 ft <sup>2</sup> ) |
| AVAILABILITY    | NOW                                      |
| BASE RENT       | \$25.00                                  |



# WHO WE ARE

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## BROADSTREET PROPERTIES

Broadstreet Properties is a progressive and client-focused company with over 16,800 stabilized apartment and townhouse units in more than 33 cities across Canada, totaling over 18.4 million square feet. Known for its strong regional leadership and forward-thinking management, Broadstreet has established itself as the brand to beat in our industry. From leasing new properties to the maintenance of our existing assets and the relationships we build with our tenants, our teams strive to continue to lead the industry in innovative ways.

## OUR HISTORY

As a family-owned and operated organization, we hold our family values close to our business practices. With over 35 years of experience in land development and construction, our founder Kris Mailman has grown the organization from a local single-family home developer to an industry leader in building and managing multi-family housing developments across Canada. Over the decades, we have established family-friendly communities and a comfortable rental experience.

