

A Development by Anxin Projects

CEDAR PEAK

RETAIL & OFFICE SPACE AT THE HEART OF DOWNTOWN SQUAMISH

38123 Cleveland Avenue | Squamish, BC

AVISON YOUNG

Macdonald COMMERCIAL

ANXIN PROJECTS

THE OPPORTUNITY

RETAIL & OFFICE SPACE DESIGNED FOR BUSINESS IN DOWNTOWN SQUAMISH

Cedar Peak will deliver 17,519 SF of new, purpose-built commercial space at Cleveland Avenue and Winnipeg Street, one of Downtown Squamish's most prominent intersections. The project combines highly visible ground-floor retail with modern upper-level office premises in a market where comparable new commercial space is in limited supply.

The ground floor will offer 7,508 SF of retail space across seven street-oriented premises starting from approximately 573 SF. Adjoining units may be combined to accommodate larger-format requirements, allowing Cedar Peak to serve a broad range of retail, restaurant, service and commercial users. Tenants will benefit from prominent storefronts and signage opportunities, direct pedestrian access from Cleveland Avenue, Winnipeg Street and the mid-block walkway, together with on-site parking and commercial loading. Select premises have also been designed to accommodate future food-service requirements.

Above, 10,011 SF of office space will be offered across five levels, with efficient floorplates ranging from 1,850 SF to 2,277 SF. A dedicated office elevator, modern building infrastructure and immediate access to Downtown Squamish's restaurants, cafés, shops and services provide a compelling environment for businesses, employees and clients alike.

Cedar Peak provides businesses with a rare opportunity to secure highly functional new premises with the visibility, access and downtown convenience needed to establish a long-term presence in Squamish.

Total Commercial Area	17,519 SF
Ground-Floor Retail	7,508 SF
Office Space	10,011 SF
Retail Opportunities	7
Office Floors	5
Retail Sizes	from 573 – 7,508 SF *
Office Sizes	from 1,850 – 10,011 SF
Estimated Completion	Q2 2028

**Maximum contiguous 3,923 sf"*



LOCATION

AT THE HEART OF DOWNTOWN SQUAMISH

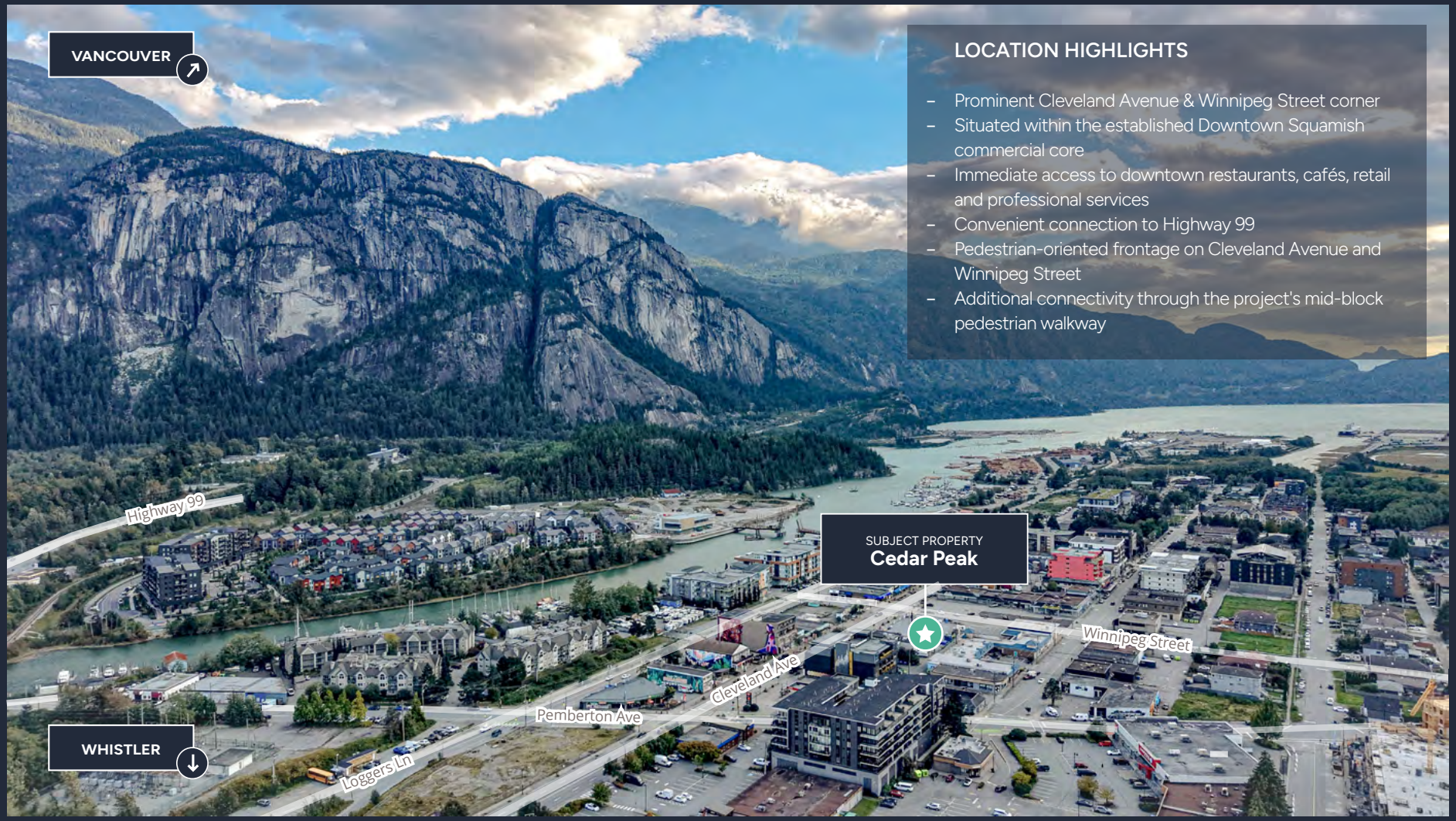
Cedar Peak occupies the northwest corner of Cleveland Avenue and Winnipeg Street, placing businesses directly within Downtown Squamish's established commercial and service core.

The location provides immediate access to the restaurants, cafés, shops, financial institutions, professional services and community amenities concentrated throughout downtown. Convenient access to Highway 99 also connects Cedar Peak with the broader Squamish community and the Sea to Sky Corridor.

For retail businesses, the location offers a highly visible downtown address with convenient customer access and proximity to the day-to-day activity that drives the commercial core.

For office occupiers, Cedar Peak provides employees and clients with a central, recognizable location surrounded by the amenities that make downtown a convenient place to work and conduct business.

LOCATION


VANCOUVER
LOCATION HIGHLIGHTS
- Prominent Cleveland Avenue & Winnipeg Street corner
- Situated within the established Downtown Squamish commercial core
- Immediate access to downtown restaurants, cafés, retail and professional services
- Convenient connection to Highway 99
- Pedestrian-oriented frontage on Cleveland Avenue and Winnipeg Street
- Additional connectivity through the project's mid-block pedestrian walkway
Highway 99
SUBJECT PROPERTY
Cedar Peak
Winnipeg Street
Cleveland Ave
Pemberton Ave
Loggers Ln
WHISTLER

RETAIL OPPORTUNITY

PROMINENT STOREFRONTS. EASY ACCESS. FLEXIBLE SIZES.

Cedar Peak's ground-floor retail has been designed around the fundamentals that matter to businesses: visibility, signage, accessibility and functional premises.

Seven individual retail premises will provide a range of footprints, with adjoining units capable of being combined to accommodate larger-format requirements where appropriate, making Cedar Peak suitable for restaurants, cafés, specialty retailers, health and wellness businesses, professional services and other commercial users, subject to permitted use and approvals.

Storefronts are integrated into the building's Cleveland Avenue, Winnipeg Street and mid-block pedestrian frontages, with dedicated architectural signage locations incorporated into the exterior design.

CRUs 101, 105 and 107 have been designed to accommodate future all-electric kitchen installations, including exterior exhaust shaft provisions, providing additional flexibility for prospective food-service operators.



Artist rendition. All renderings/pictures are for illustration purposes only

RETAIL AVAILABILITY

PREMISES	AREA	NOTES
CRU 101	1,809 SF	Future all-electric kitchen / exhaust provision
CRU 102	669 SF	Retail / service
CRU 103	789 SF	Retail / service
CRU 104	789 SF	Retail / service
CRU 105	1,676 SF	Future all-electric kitchen / exhaust provision
CRU 106	573 SF	Retail / service
CRU 107	1,203 SF	Future all-electric kitchen / exhaust provision
TOTAL RETAIL AREA	**7,508 SF**	

Basic Rent: Contact listing agents

Additional Rent: To be confirmed

Availability: Contact listing agents

Areas are approximate and subject to final measurement.

RETAIL HIGHLIGHTS



Highly visible ground-floor premises



Prominent storefront and signage opportunities



Direct pedestrian access



On-site parking



Commercial loading



Flexible unit sizes



Approximately 15 ft retail floor-to-floor height*



Select CRUs designed for future kitchen exhaust



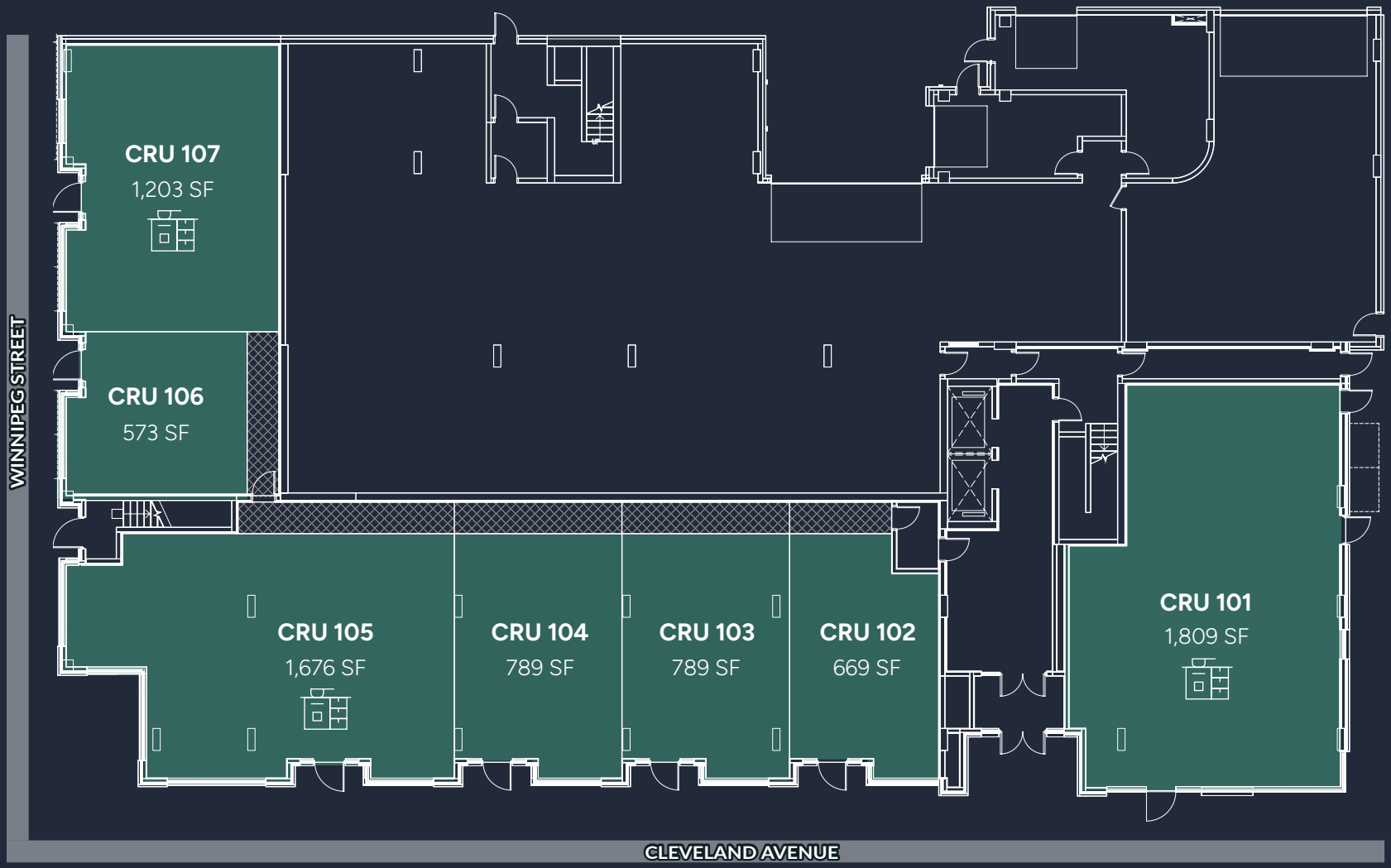
Dedicated commercial waste facilities



New purpose-built commercial construction

**Approximate floor-to-floor dimension; finished clear ceiling heights will vary and are to be confirmed.*

RETAIL FLOOR PLAN



Future all-electric kitchen / exhaust suitable

Adjoining CRUs may be combined to accommodate larger-format requirements

OFFICE OPPORTUNITY

MODERN OFFICE SPACE WHERE SQUAMISH DOES BUSINESS

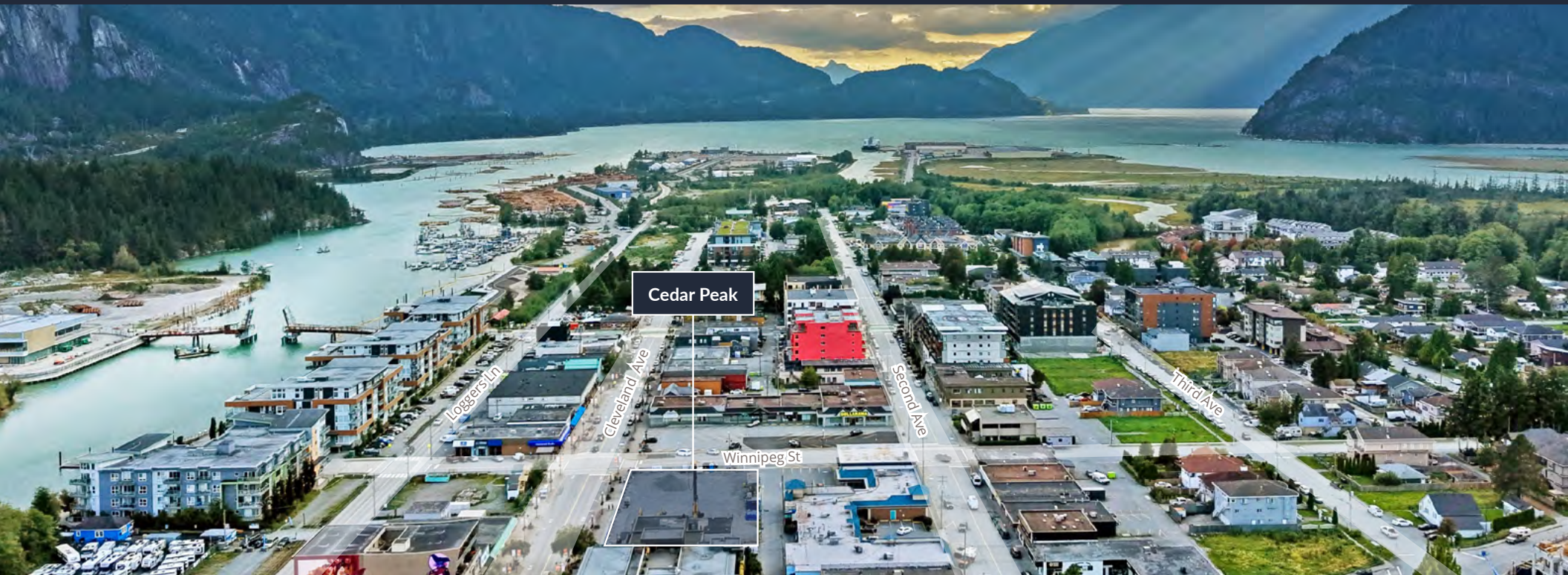
Cedar Peak will introduce approximately 10,011 SF of new office space across five levels in Downtown Squamish.

Floorplates range from approximately 1,850 to 2,277 SF, providing businesses with an opportunity to occupy efficient full-floor premises within a modern mixed-use development.

Office users will benefit from a dedicated office elevator, a commercial trip-end facility, bicycle parking and convenient access to on-site parking. Level 3 also incorporates a private office outdoor area, providing an additional feature rarely found within existing Downtown Squamish office inventory.

The central downtown location places employees and clients within walking distance of restaurants, cafés, shops and everyday services, while convenient access to Highway 99 connects the office component with the broader Squamish market.

For professional, medical, creative, technology and service businesses seeking modern premises, Cedar Peak offers a compelling alternative to the community's predominantly older office inventory.



OFFICE AVAILABILITY

FLOOR	AREA
Level 2	2,277 SF
Level 3	1,850 SF
Level 4	1,964 SF
Level 5	1,964 SF
Level 6	1,956 SF
TOTAL	**10,011 SF**

Basic Rent: Contact listing agents

Additional Rent: To be confirmed

Availability: Contact listing agents

Areas are approximate and subject to final measurement.

OFFICE HIGHLIGHTS



Efficient full-floor opportunities



Dedicated office elevator



New purpose-built premises



Approximately 11 ft floor-to-floor height*



Commercial trip-end facility



Bicycle parking



On-site parking



Level 3 office outdoor amenity



Central Downtown Squamish location

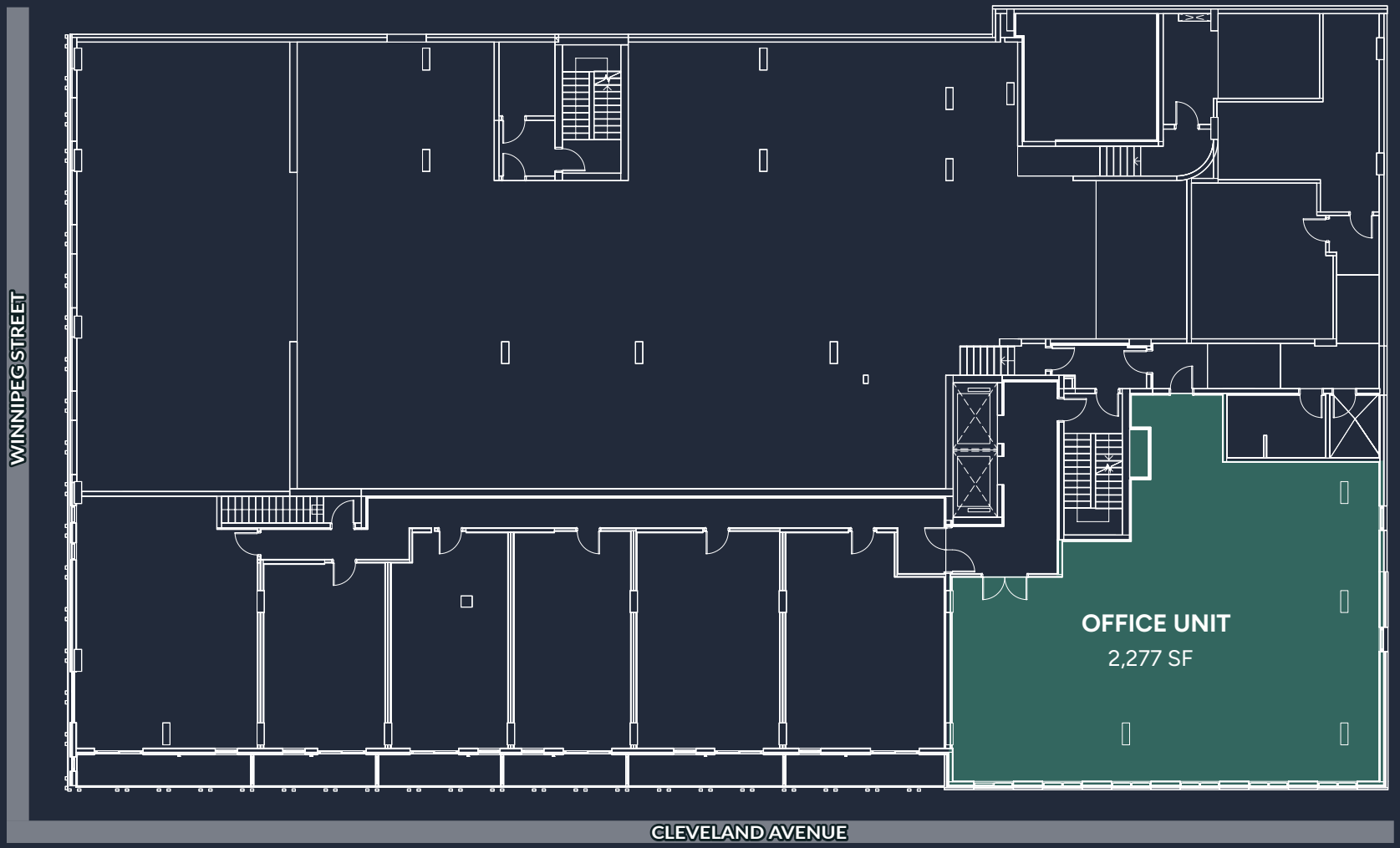


Immediate access to shops, cafés, restaurants and professional services

**Approximate floor-to-floor dimension; finished clear ceiling heights will vary and are to be confirmed.*

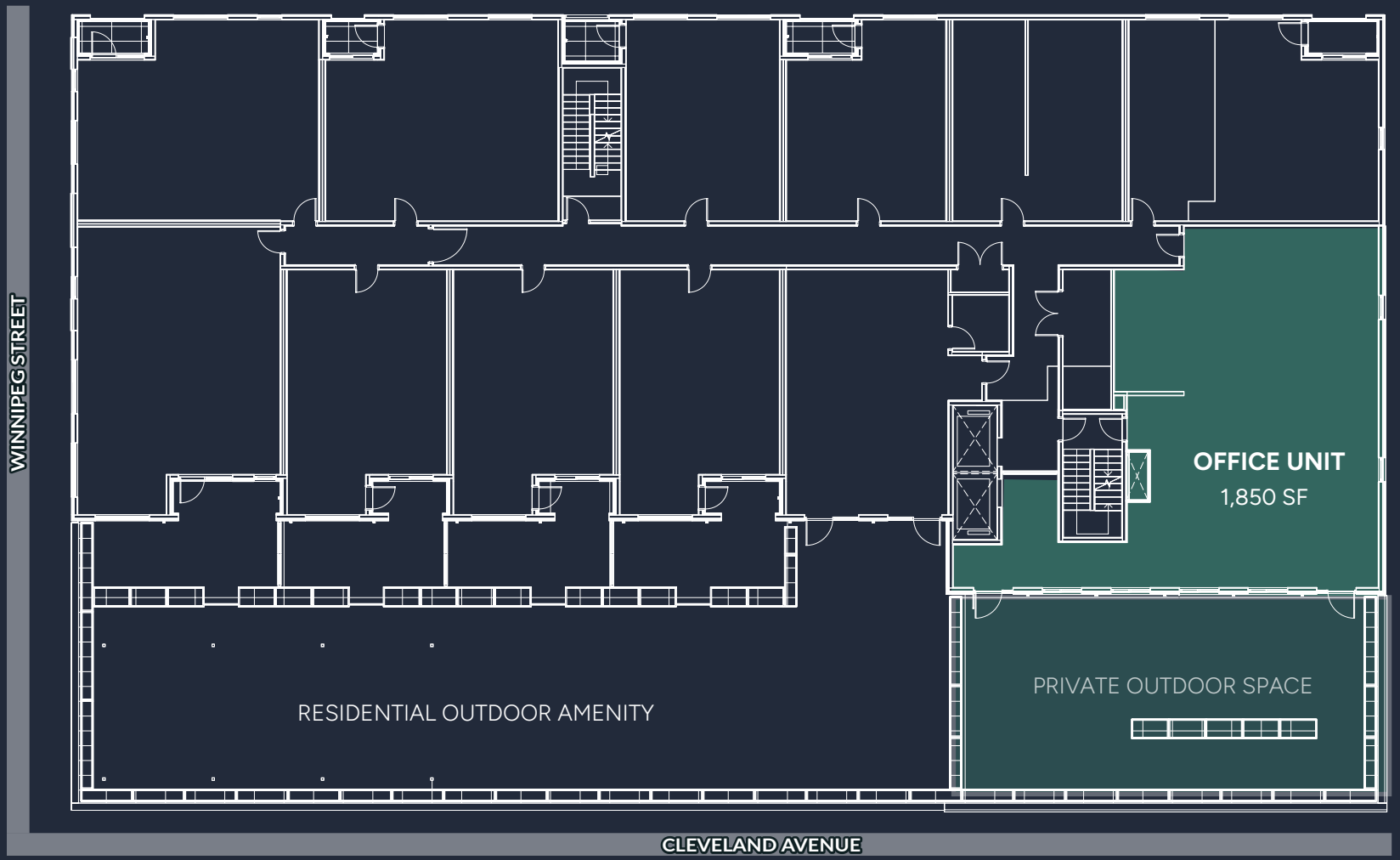
OFFICE FLOOR PLANS

2ND FLOOR



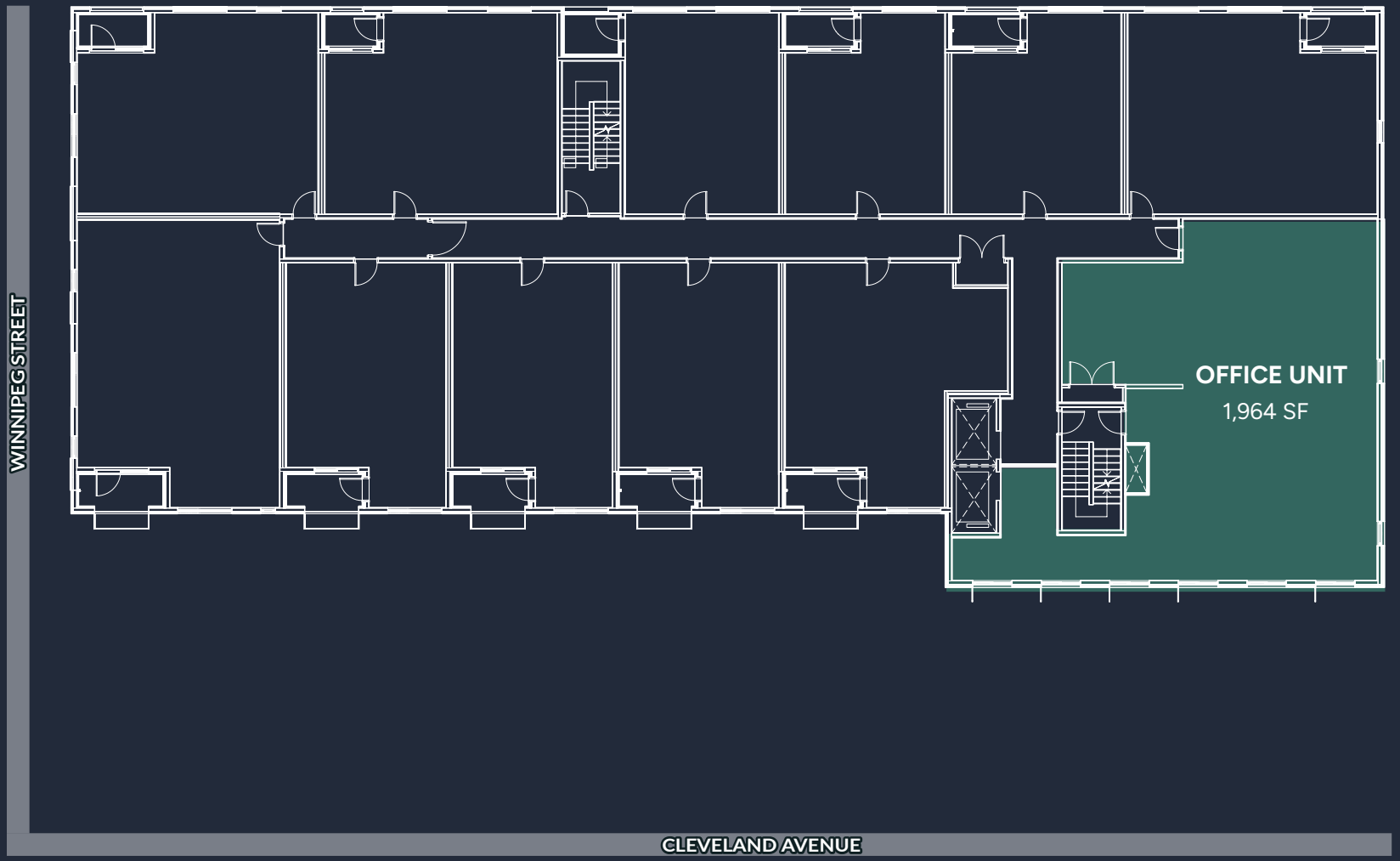
OFFICE FLOOR PLANS

3RD FLOOR



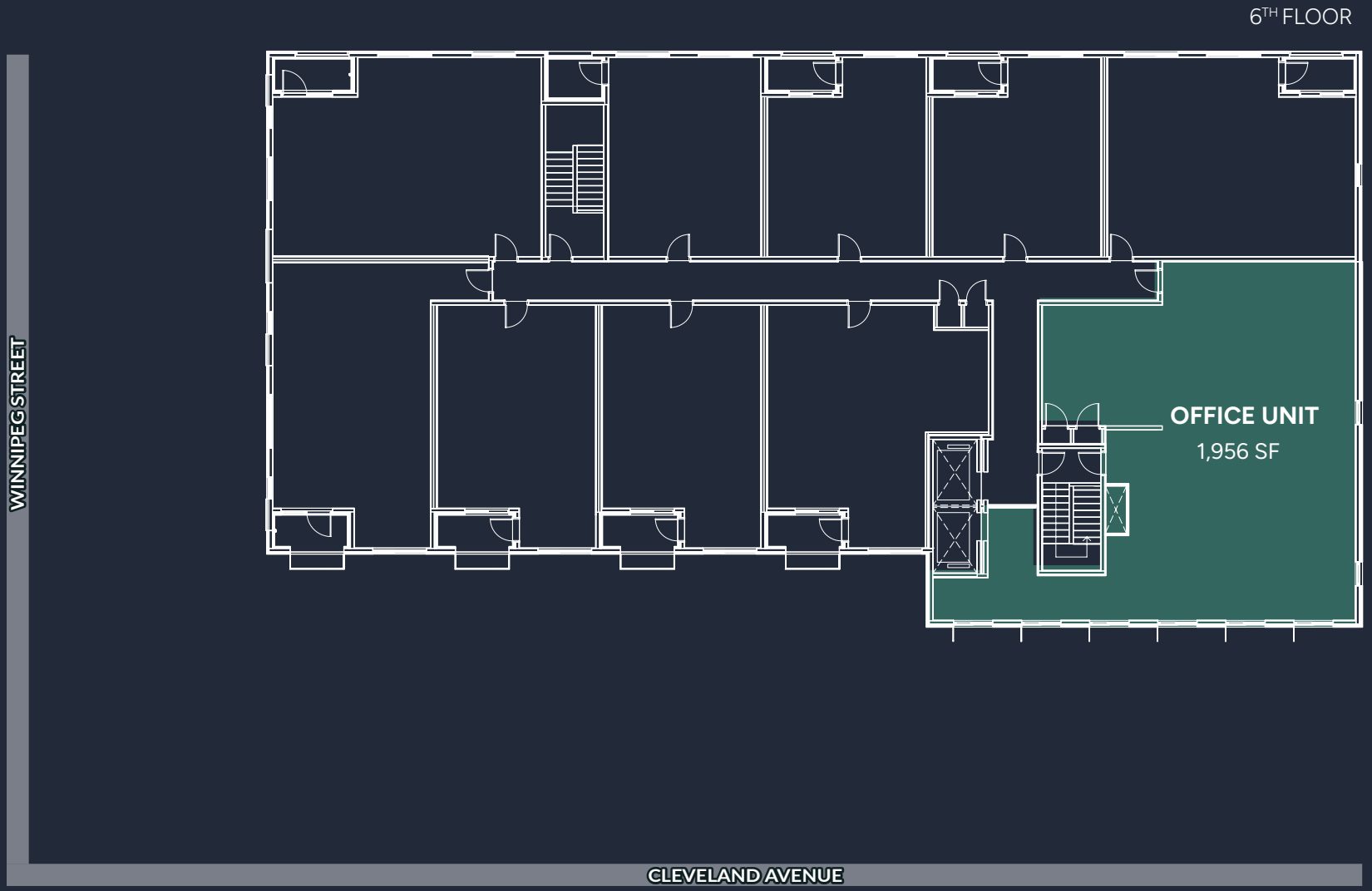
OFFICE FLOOR PLANS

4TH - 5TH FLOOR



OFFICE FLOOR PLANS

6TH FLOOR



CEDAR PEAK

A DEVELOPMENT BY
ANXIN PROJECTS LTD.

FOR RETAIL INQUIRIES:

JAMES SHANDRO
Vice President
(604) 647 5073
james.shandro@avisonyoung.com

KEVIN WARD
Associate
(604) 262 5907
kevin.ward@avisonyoung.com

FOR OFFICE INQUIRIES:

JAKE LUFT*
Senior Vice President
(604) 736 5611
jake.luft@macdonaldcommercial.com
**Jake Luft Personal Real Estate Corporation*

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