



**FOR
LEASE**

ValleyFair Mall

22709 Lougheed Highway
Maple Ridge, BC

Exciting Retail Opportunities in the Most
Predominant Shopping Centre in Maple Ridge



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** Personal Real Estate Corp.*

MAJOR TENANTS

Save-on-Foods
London Drugs
BC Liquor Store
TD Bank
Starbucks
Red Robin



PROPERTY OVERVIEW

ValleyFair Mall is the premier shopping destination of the City of Maple Ridge, one of the fastest growing cities in Metro Vancouver. The Mall is extremely well-located at the intersection of Lougheed Highway and 228 Street. With 700 ft of retail frontage exposure along Lougheed Highway, the Mall provides exceptional convenience and accessibility for local residents and businesses.

With a total rentable area of 139,297 sq. ft., the Mall is anchored by Save-on-Foods on the west and London Drugs on the east with an enclosed bright corridor connecting the two major tenants. Additionally, BC Liquor Store, Starbucks and TD Bank further enhance the inviting nature of the Mall.

PROPERTY DETAILS

CIVIC ADDRESS

22709 Lougheed Hwy
Maple Ridge, BC

NUMBER OF PARKING STALLS

537

TRAFFIC COUNTS

~ 27,000 daily vehicular
volume along Lougheed
Hwy

SIGNAGE

Fascia & Pylon

ZONING

C-3 Town Centre Commercial

OCF

Town Centre Area Plan

AVAILABLE SPACES

Unit 330 - 571 SF
Unit 440 - 544 SF
Unit 480 - 689 SF
Unit 485 - 581 SF

ADDITIONAL RENT*

\$21.60 psfpa (2022)

ASKING RATES

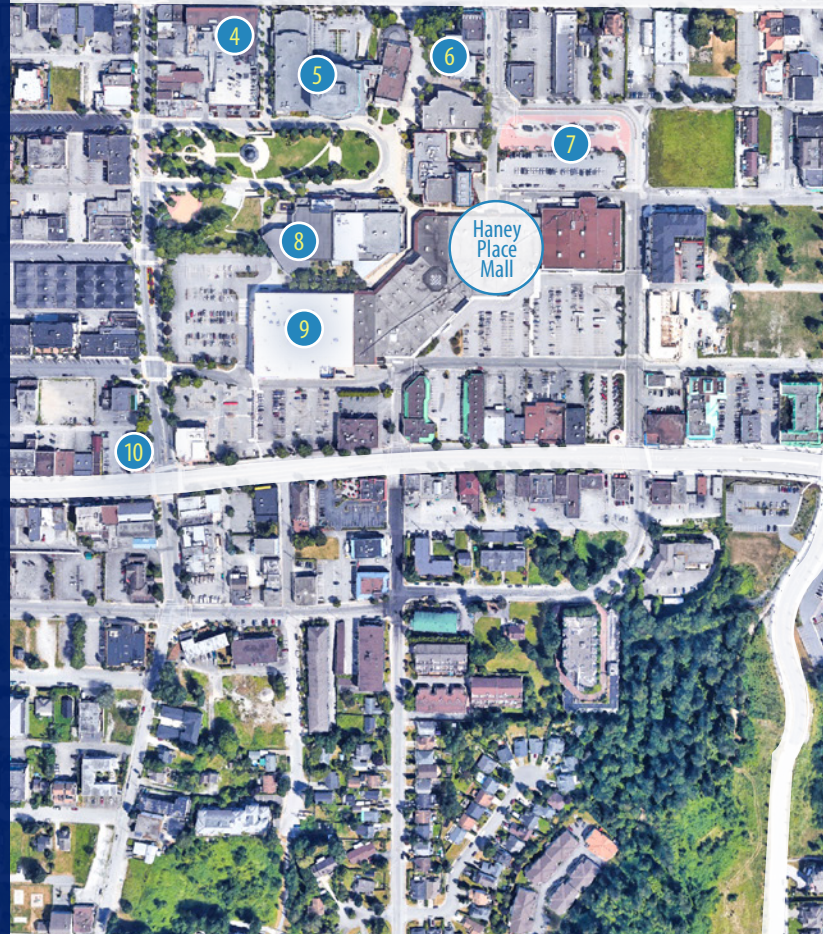
Contact Listing Agents

**Additional Rent includes Common Area Maintenance Cost, Cost of HVAC, Municipal Tax and Cost of Insurance but exclude Promotion Fund, which is \$1.50psfpa*

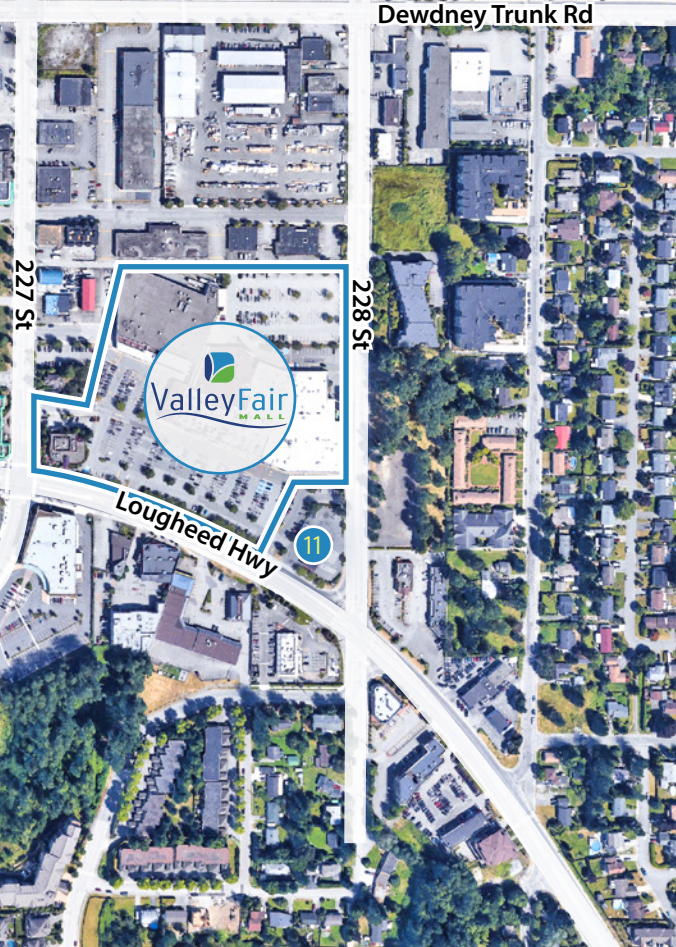


LOCATION

ValleyFair Mall is situated in the Town Centre of the City of Maple Ridge. The Mall spans an entire city block along the north side of the busy Lougheed Highway between 227th Street and 228th Street, providing excellent exposure to passing vehicles. A major urban hub in the Fraser Valley, the City of Maple Ridge is currently undergoing an ambitious and rapid transformation into a “18-Hour City”. The city council and its planners envisioned a Town Centre that’s lined with vibrant streets and green infrastructures. Furthermore, the reimagined Town Centre will act as a retail and business core where residents can live, shop and connect. The extreme demand on housing is reflected in the 2,739 residential units that are expected to be completed in Maple Ridge over the next five years. As a result, ValleyFair Mall is strategically positioned to service this growing population for years to come.



1. Eric Langton Elementary
2. St. Patrick Elementary
3. Maple Ridge Square
4. Club 16 / She's Fit
5. Maple Ridge City Hall
6. RCMP
7. Haney Place Station
8. Greg Moore Youth Centre
9. Walmart Supercentre
10. Tim Hortons
11. Petro-Canada



Dewdney Trunk Rd



DEMOGRAPHICS

5 KILOMETERS RADIUS



82,333

Total Population



\$13,742

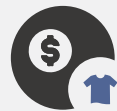
Average Household Spending on **Food**

Population by Age



29,468

Total Households



\$3,597

Average Household Spending on **Clothing**



18,258

Under 18



\$102,740

Median Household Income



2.8

Average Number of **Persons** per Household



50,702

Age 18 to 64



41.1

Median Age



0.8

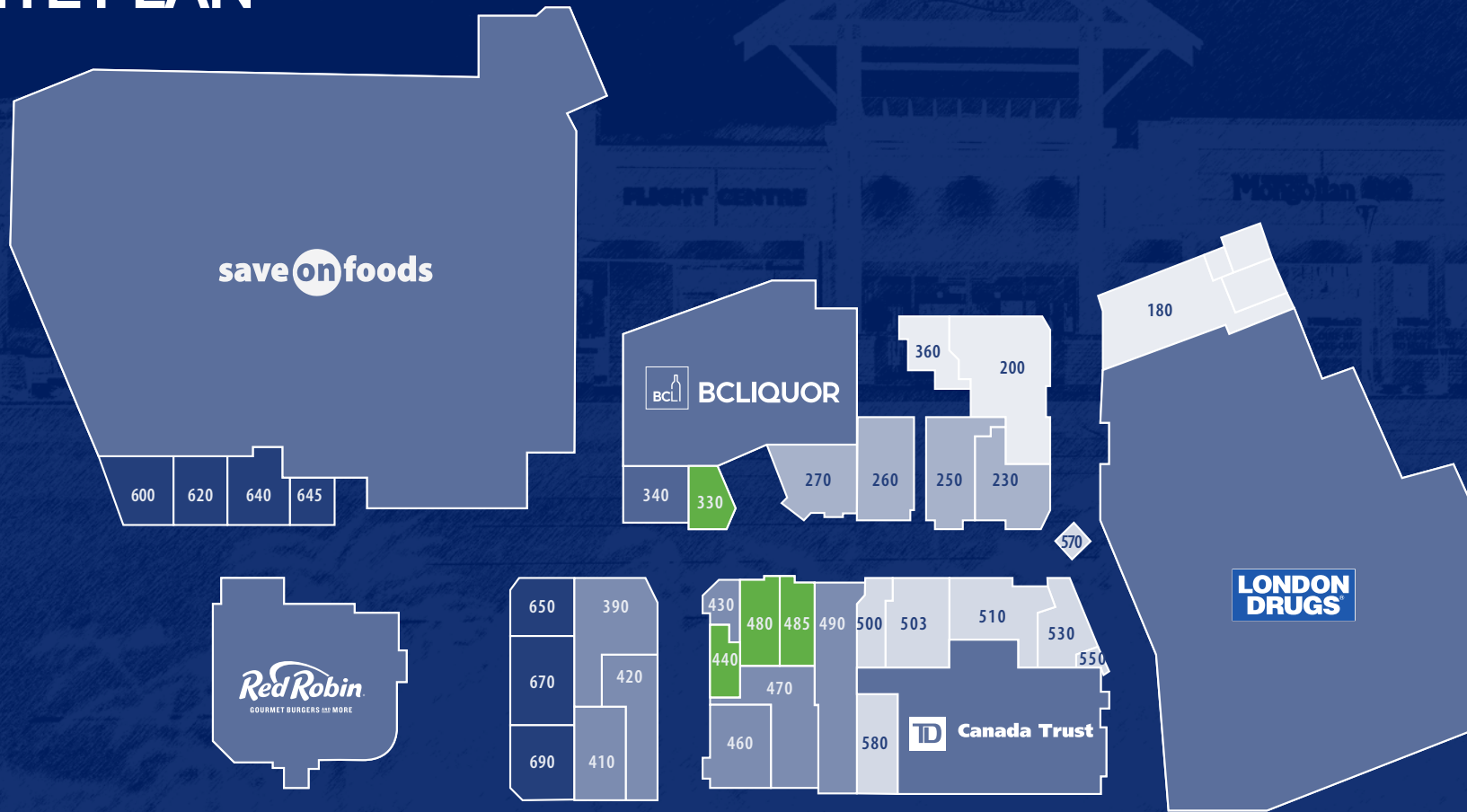
Average Number of **Children** per Household



13,373

Age 65+

SITE PLAN



SPECIALTY SHOPS

- 250 Black Bond Books
- 260 Mobile Q
- 270 Ryan Jewellers
- 430 Express News
- 503 Favorite Finds
- 650 Rogers Wireless
- 670 Spirit Leaf

BEAUTY, HEALTH & HAIR

- 180 Valley Fair Dental Clinic
- 340 Vienny Nails
- 390 BC Vitamin Centre
- 510 Allure Hair Fashions
- 530 Living Well Laser
- 600 Lucky Lou's Barbershop

FOOD SERVICES

- 420 Quesada Burritos & Tacos
- 460 The Great Mongolian BBQ
- 490 Starbucks Coffee
- 580 Booster Juice
- 620 Sushi Bar Iori
- 640 Big Daddy's Pizza & BBQ
- 645 Sirocco Mediterranean Cuisine
- 690 Austin Fish & Chips

SERVICES

- 200 Next Level Childcare
- 230 G.A.M Shoes and Repair
- 410 Schill Insurance
- 470 Mary Browns Chicken
- 550 Brookside Realty
- 570 BC Lottery Corporation

Available Unit

PROPERTY GALLERY



For leasing opportunities in ValleyFair Mall, please contact:

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