

MEADOWVALE SHOPPING CENTRE

Pitt Meadows, BC

LOCATION:

19150 Lougheed Highway, Pitt Meadows, BC

MAJOR INTERSECTION:

Lougheed Highway and Harris Road - southwest corner.

TYPE:

Grocery/Pharmacy anchored open community centre.

RENOVATION/REDEVELOPMENT:

2010

TOTAL GLA:

111,716 square feet

MAJOR TENANTS:

Save-On-Foods	29,219 square feet
Shoppers Drug Mart	16,317 square feet
Hollywood 3 Cinemas	9,495 square feet

ANCILLARY:

56,587 square feet (22 stores and services)

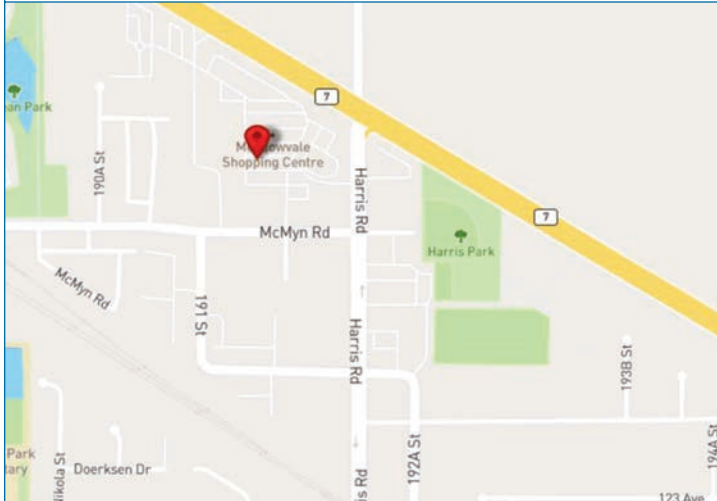
DEMOGRAPHICS (2022 PROJECTIONS):

	3 km	5 km	10 km
Total Population	21,556	45,176	338,893
Total Households	8,162	16,670	120,150
Average Household Income	\$127,151	\$28,682	\$20,308



MARKET SUMMARY:

Pitt Meadows is the northern gateway to the Central Fraser Valley region of the Lower Mainland of British Columbia. A family oriented community of 18,573, Pitt Meadows lines Lougheed Highway which is the major east/west commuter route north of the Fraser River. Further, Pitt Meadows’ comparative accessibility to other “south of the Fraser” communities and the Trans Canada Highway has recently been greatly enhanced by its position at the north entry point to the new Golden Ears Bridge. The Golden Ears Bridge is the only Fraser River crossing between Surrey to the west and Mission to the east. Affordable housing in Pitt Meadows will continue to attract young families. Pitt Meadows’ location immediately adjacent to the 82,256 people of Maple Ridge make the market opportunity much greater than its 18,573 person population alone suggests.



UNIT	TENANT	SQ FT	UNIT	TENANT	SQ FT
110	Shoppers Drug Mart	16,317	19174	Johnston & Meier Insurance	1,991
110A	Pitt Meadows Cycle	1,774	19178	Domo Sushi House	864
111	Meadowvale Family Dental Centre	1,366	19182	Austin Fish & Chips	1,729
112	Mint Your Health Place	733	19184	Starbucks	1,617
113	Pet Planet	2,851	19190	Hollywood 3 Cinemas	9,495
115	Meadowvale Animal Hospital	1,555	19198 Available		4,579
118	Sherwin Williams Paint	3,129	Second Floor		
120	Starlite Nails	1,044	230	Payworks	7,926
121	Pizza Pizza (Spring 2020)	1,314			
129	Anytime Fitness	6,047			
130	Meadows Flowers	989			
131	Kumon Math & Reading Centre	1,028			
132	Cosmoprof	2,153			
135	Esthetique Body Salon	1,866			
136	Cutting Room Hair Salon	1,314			
19120	West Coast Detailing	4,048			
19130	CIBC	4,342			
19150	Save-On-Foods	29,219			

The information contained herein has been obtained from sources deemed to be reliable but does not form part of any future contract and is subject to independent verification by the reader. The property is subject to prior letting, withdrawal from the market and change without notice.

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