

FOR LEASE

THE RIVANA

21783 Lougheed Highway, Maple Ridge, BC

Prime Retail Opportunities on the Ground Floor of a
Newly Constructed Six Storey Apartment Complex
Centrally Located in Maple Ridge



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WESTURBAN
DEVELOPMENTS



THE RIVANA

Maple Ridge, BC

OPPORTUNITY

Prime retail space in the thriving town of Maple Ridge with flexible zoning suitable for retail, offices, gyms and more.

AREA

Maple Ridge offers a blend of urban and rural living, with access to farm-to-table eateries, vibrant arts, and family-friendly activities. As a vital regional hub connecting Metro Vancouver to the Fraser Valley, Maple Ridge is paving the way to become one of the world's most exciting and sustainable communities. The municipality has experienced significant population growth exceeding 100,000 residents while retaining its small-town charm. It's the perfect location for nature lovers with quick access to the panoramic vista of mountains, rivers and forests.

LOCATION

Situated on Lougheed Highway between 216 Street and 220 Street. In January 2025 TransLink announced four new bus rapid transit (BRT) stations as part of the Langley-Haney Place BRT Line. One of the locations selected is at 216 Street on Lougheed Hwy.



PROPERTY INFORMATION

The Rivana is a six-storey mixed-use building with 121 residential rental suites and approx. 7,103 sf of ground floor commercial space including up to five CRUs.

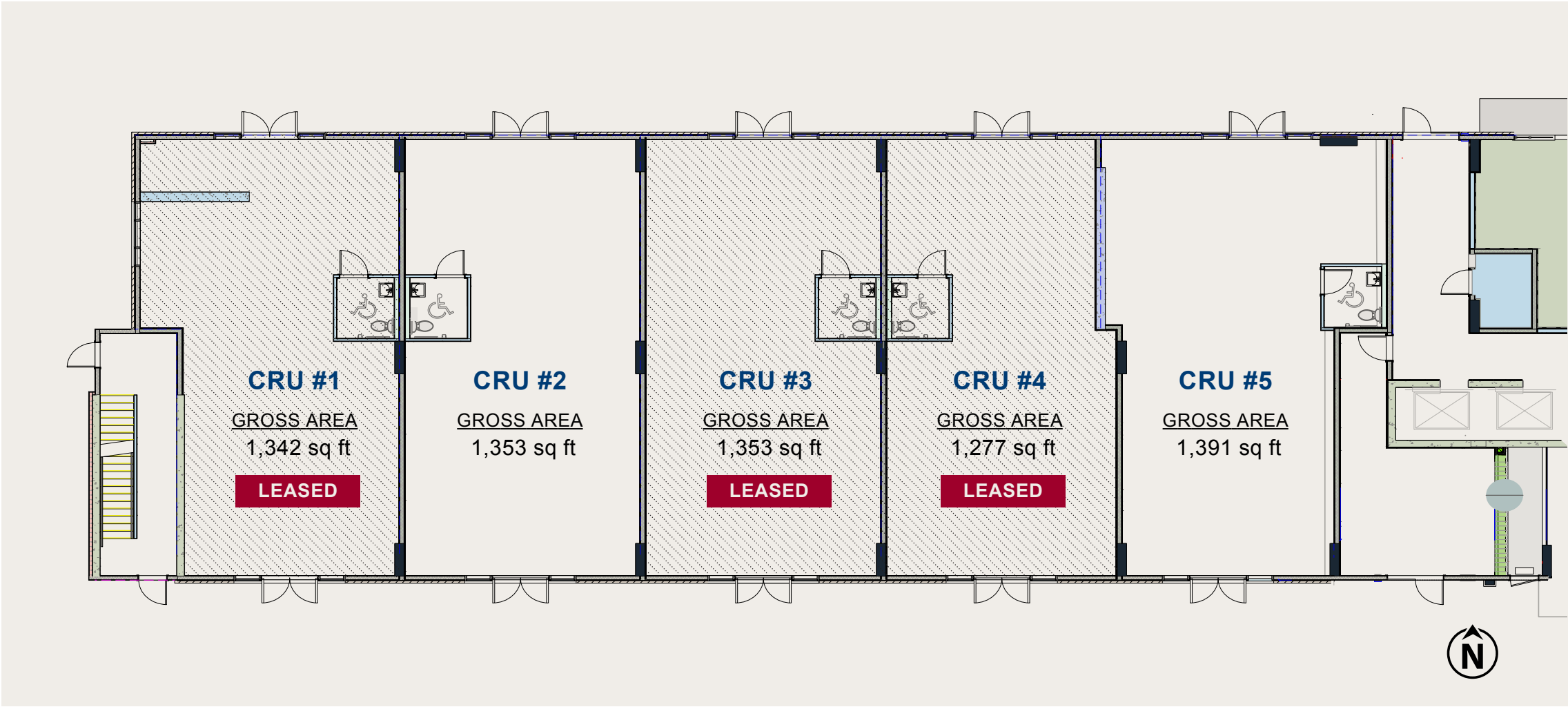
BASE RENT
Contact Listing Agent

PARKING
30 surface commercial

ADDITIONAL RENT
\$15.00 (2025 est.)

AVAILABLE
June 2026

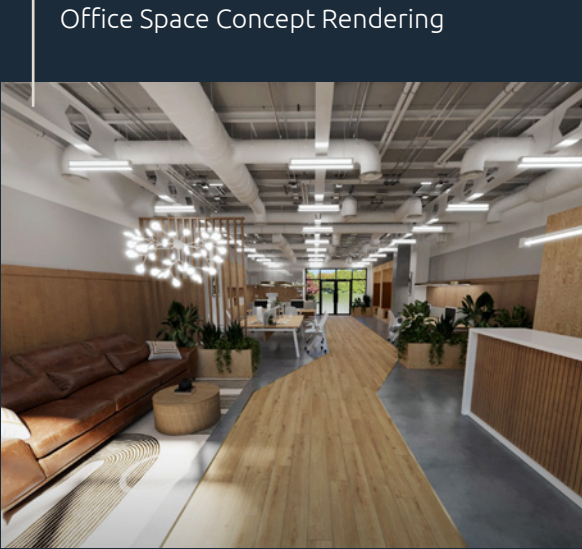
ZONING
C-7



RENDERED VISUALIZATION



Retail Space Concept Rendering



Office Space Concept Rendering



Gym Space Concept Rendering



Restaurant Space Concept Rendering



Daycare Space Concept Rendering

**TRADE AREA
DEMOGRAPHICS WITHIN
A 20KM RADIUS**

Total Population

85,626

Total Households

33K

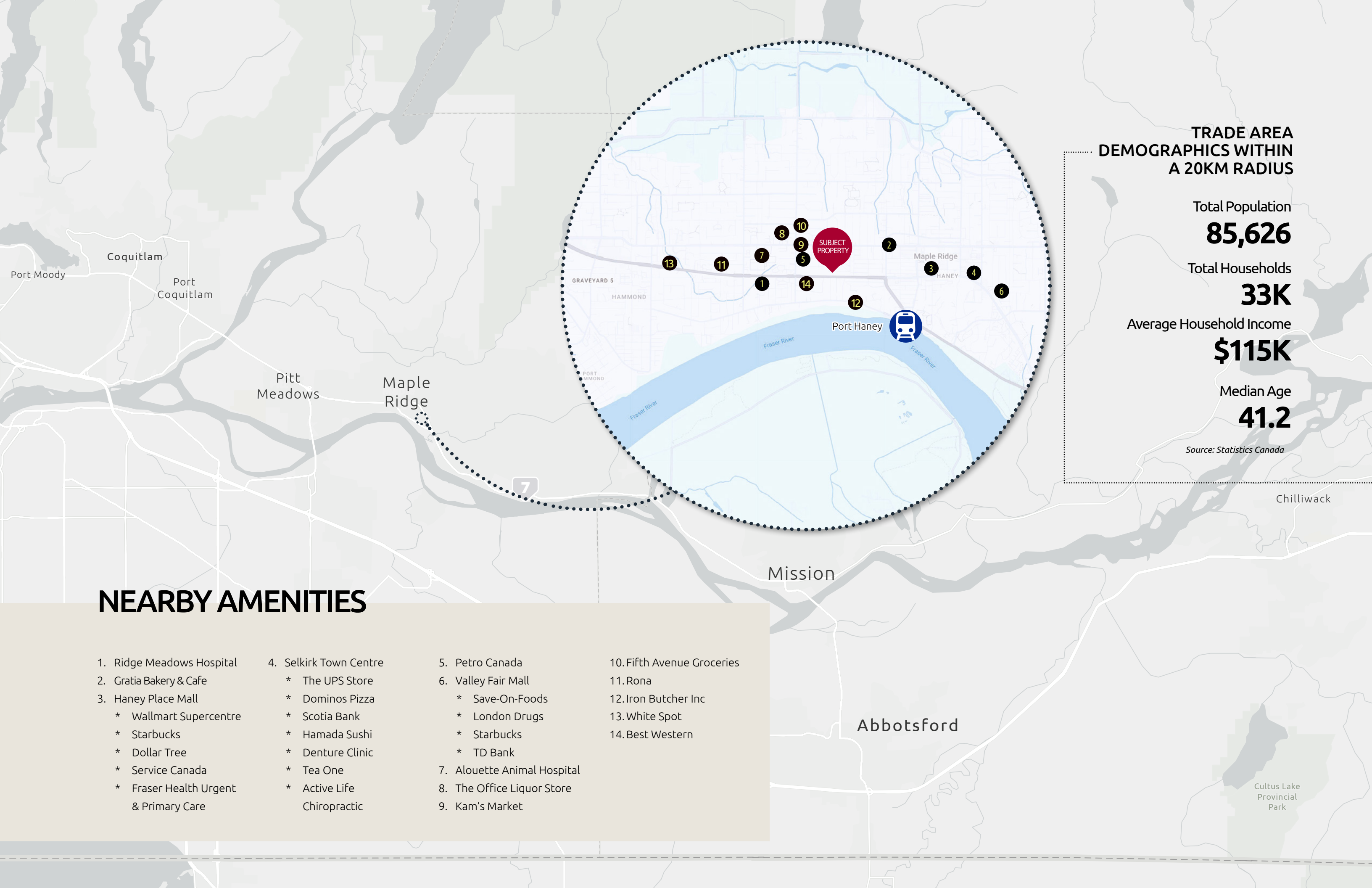
Average Household Income

\$115K

Median Age

41.2

Source: Statistics Canada



NEARBY AMENITIES

- | | | | |
|---------------------------------------|------------------------|-----------------------------|----------------------------|
| 1. Ridge Meadows Hospital | 4. Selkirk Town Centre | 5. Petro Canada | 10. Fifth Avenue Groceries |
| 2. Gratia Bakery & Cafe | * The UPS Store | 6. Valley Fair Mall | 11. Rona |
| 3. Haney Place Mall | * Dominos Pizza | * Save-On-Foods | 12. Iron Butcher Inc |
| * Walmart Supercentre | * Scotia Bank | * London Drugs | 13. White Spot |
| * Starbucks | * Hamada Sushi | * Starbucks | 14. Best Western |
| * Dollar Tree | * Denture Clinic | * TD Bank | |
| * Service Canada | * Tea One | | |
| * Fraser Health Urgent & Primary Care | * Active Life | 7. Alouette Animal Hospital | |
| | Chiropractic | 8. The Office Liquor Store | |
| | | 9. Kam's Market | |



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