



12165 Harris Road, Pitt Meadows, BC

For Lease | Retail & Office Space
Available at The Pitt Meadows Centre

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Accelerating success.

Opportunity

We are pleased to offer a high-profile ground-floor retail and second-floor office leasing opportunity at 12165 Harris Road, Pitt Meadows, situated within a well-established strip centre anchored by 7-Eleven and a strong mix of complementary neighbourhood retailers. Positioned along a key commercial corridor, the property provides excellent exposure, strong accessibility, and convenient positioning within one of Pitt Meadows' primary service and retail nodes.

The centre offers a highly practical layout for both tenants and customers, with ample surface parking, easy access, and strong everyday convenience appeal. This represents an ideal opportunity for retailers, service providers, and food-oriented users seeking a location that benefits from consistent local traffic and repeat customer visits.

Serving the surrounding residential community and broader trade area, 12165 Harris Road provides tenants with strong visibility, convenience, and complementary co-tenancy within an established retail setting. The property is well positioned for businesses looking to capture neighbourhood demand in a growing and accessible market.



Bike Score

67



Walk Score

77

Municipal Addresses	12165 Harris Road, Pitt Meadows at The Pitt Meadows Centre	
Rentable Area	Retail	2,351 SF (option to lease an additional 800 SF of rear storage space)
	Office	
	Unit 200	769 SF
	Unit 202	290 SF
	Unit 204	1,230 SF
	Total	2,289 SF
Basic Rent	Contact Listing Brokers	
Additional Rent (2026 Estimate)	\$14.00/SF	
Zoning	C-3 Community Commercial	



Retail space offering significant frontage and strong signage opportunities



Walk-up second-floor office space with plenty of natural light



Convenient ingress and egress, complemented by a large customer parking area

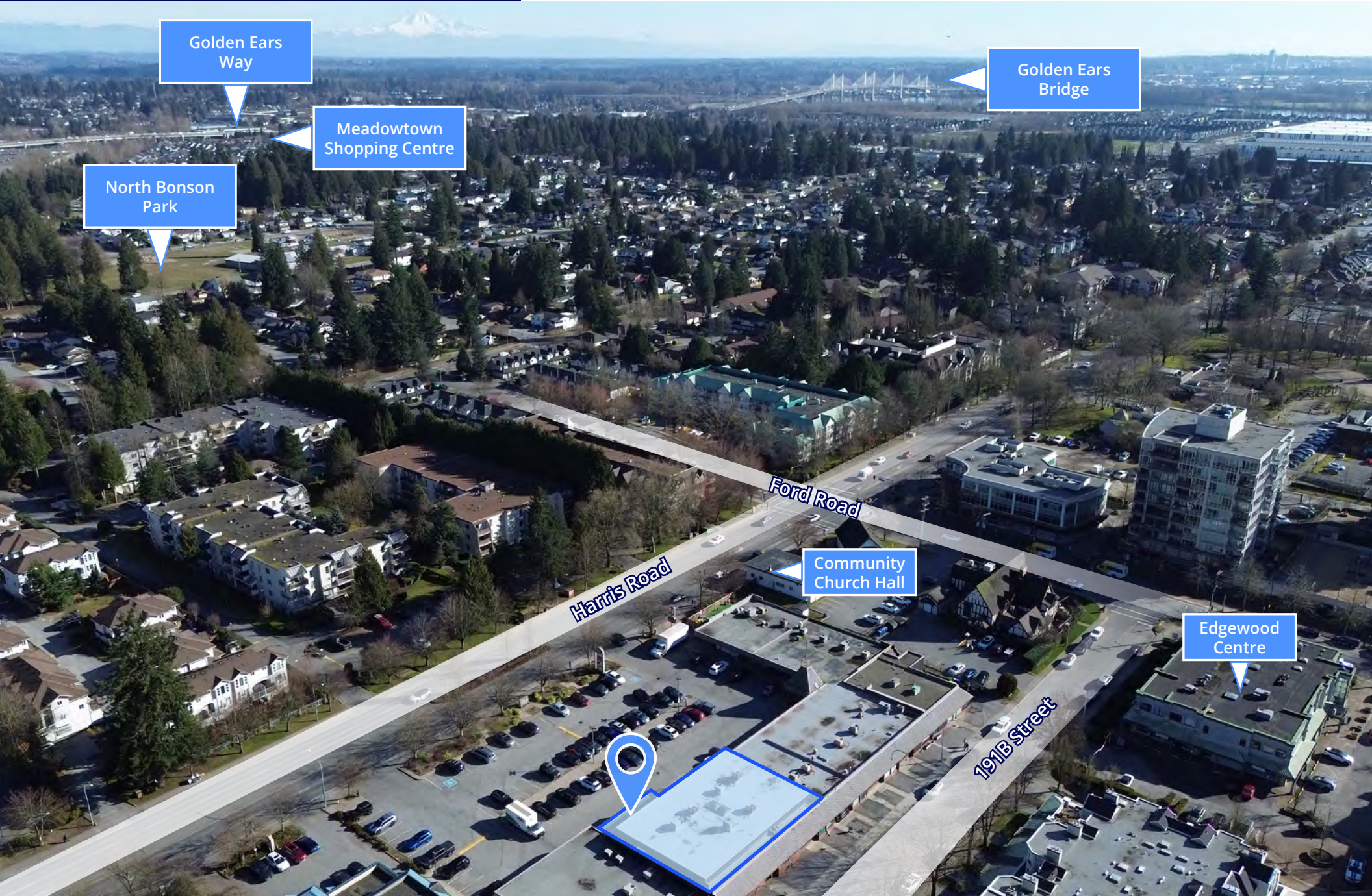


Strong mix of complementary co-tenants both on site and in the immediate area



Convenient access to Highway 7 and Golden Ears Way, connecting the property to surrounding markets

Location



Golden Ears Way

Meadowtown Shopping Centre

North Bonson Park

Golden Ears Bridge

Ford Road

Harris Road

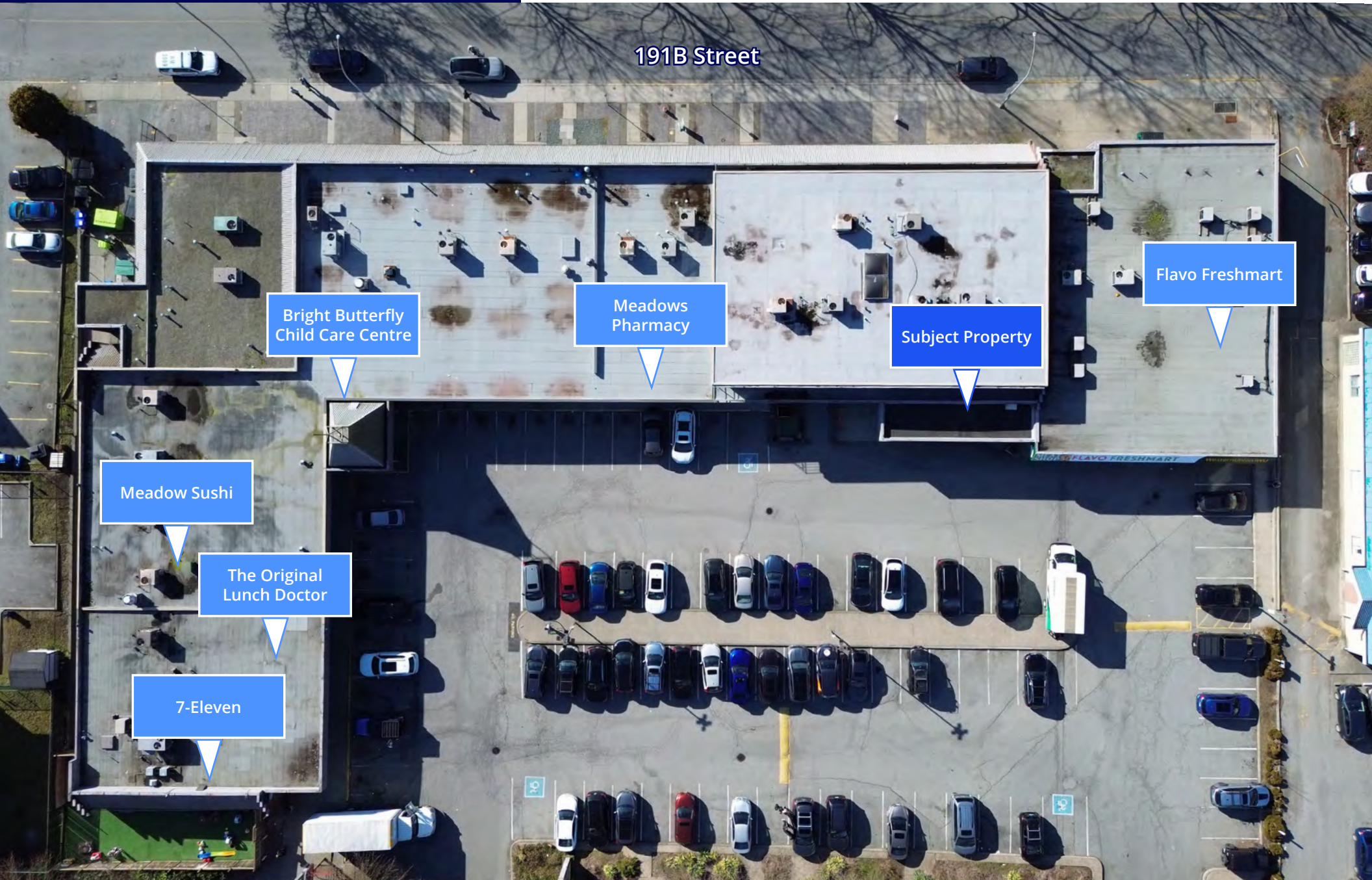
Community Church Hall

Edgewood Centre

191B Street



Site Plan



191B Street

Bright Butterfly
Child Care Centre

Meadows
Pharmacy

Subject Property

Flavo Freshmart

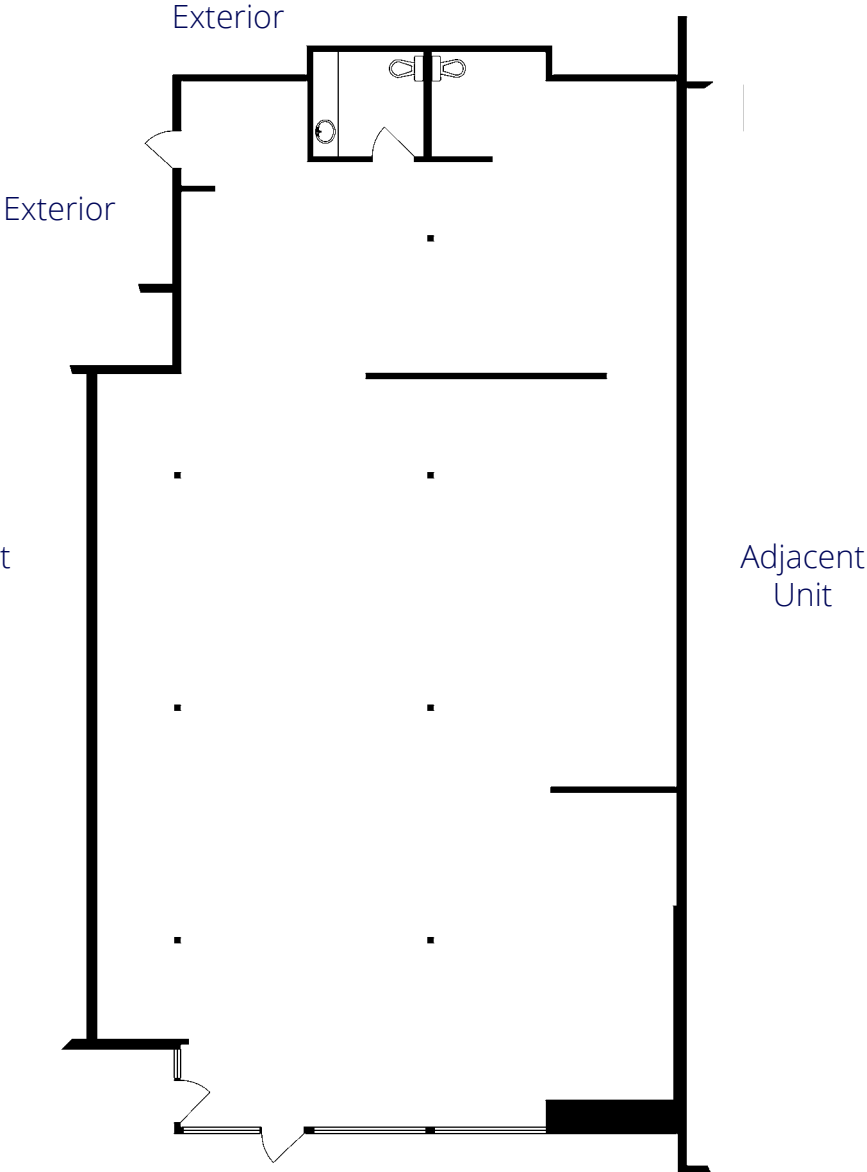
Meadow Sushi

The Original
Lunch Doctor

7-Eleven

Retail Floor Plan

2,351 SF with an option to
lease an additional **800 SF**
of rear storage space

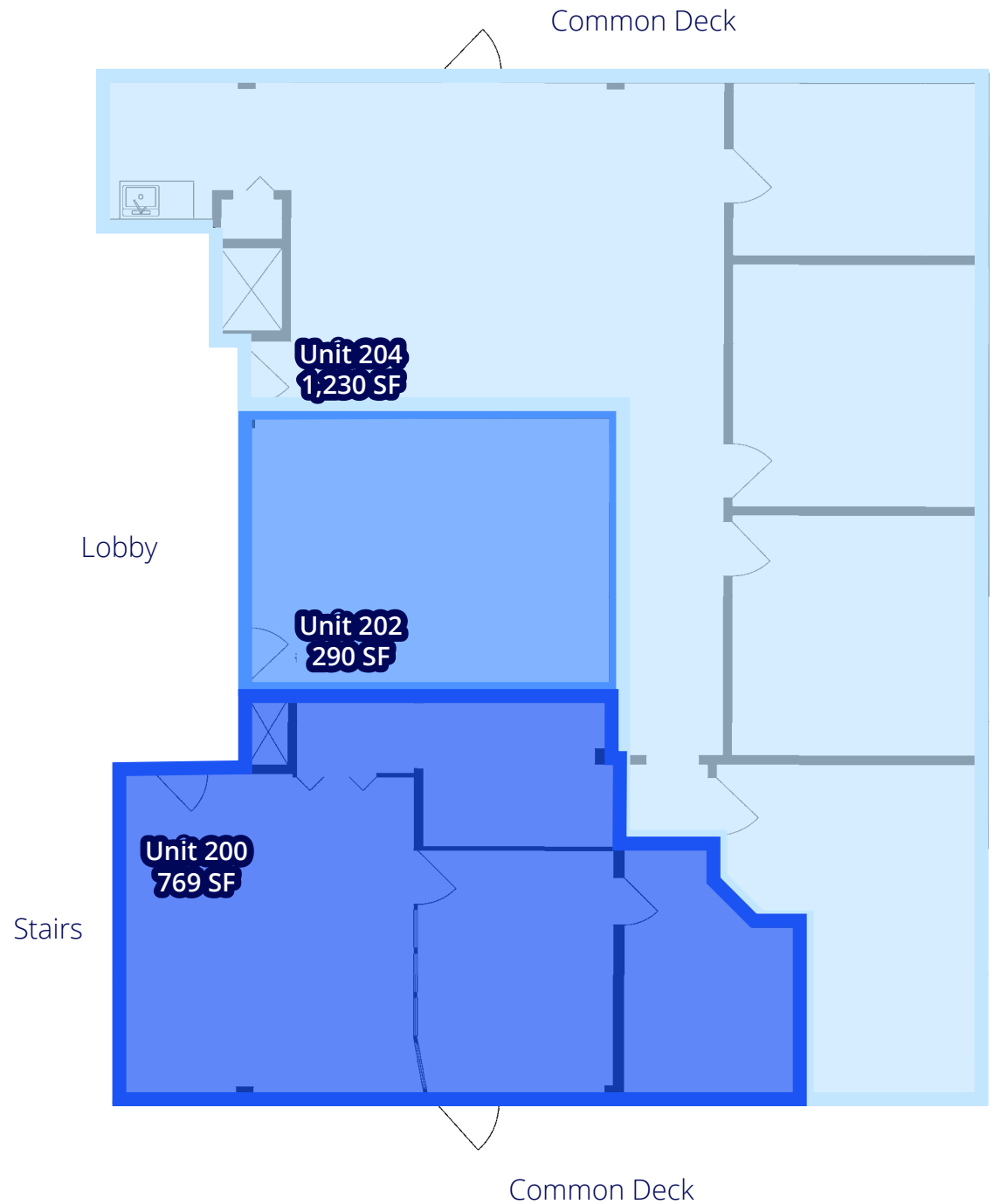


Office Floor Plan

Demising Options Available

Total - 2,289 SF

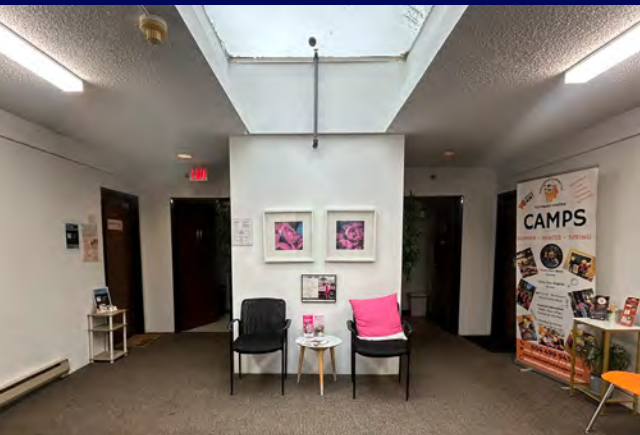
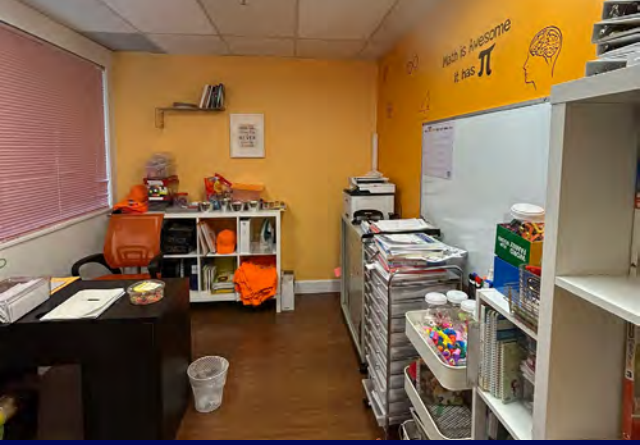
- Unit 200 - 769 SF
- Unit 202 - 290 SF
- Unit 204 - 1,230 SF



Exterior Building Photos



Interior Office Photos



Demographics

Drive Time: 5 minutes		2025	2030	Annual Increase
	Total Population	20,233	21,340	1.07%
	Average Household Income	\$149,204	\$175,381	3.29%
	Total Households	7,372	7,723	0.93%
Drive Time: 10 Minutes		2025	2030	Annual Increase
	Total Population	45,954	49,591	1.54%
	Average Household Income	\$147,938	\$173,861	3.28%
	Total Households	16,006	17,327	1.60%
Drive Time: 15 Minutes		2025	2030	Annual Increase
	Total Population	175,432	183,821	0.94%
	Average Household Income	\$142,145	\$166,620	3.23%
	Total Households	61,545	64,350	0.90%

The following demographics were prepared for the subject property and obtained by HYDRA, a centralized data platform.



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