

NOW LEASING

MEADOWTOWN SHOPPING CENTRE 19800 LOUGHEED HIGHWAY, PITT MEADOWS, B.C.

EXISTING AND +30,000 SF OF NEW BUILD COMMERCIAL AT LARGE-FORMAT ANCHORED SHOPPING CENTRE

Join: **the real Canadian Superstore** WINNERS **SPORTCHEK**
BC LIQUOR STORES **CINEPLEX**

CLICK TO VIEW MEADOWTOWN CENTRE WEBSITE



Expansion Building

GOLDEN EARS WAY (21,769 VPD)

LOUGHEED HIGHWAY (63,388 VPD)

Marcus & Millichap



FOR LEASE

MEADOWTOWN SHOPPING CENTRE, PITT MEADOWS, B.C.

OPPORTUNITY

Meadowtown Centre is the largest outdoor centre in the northeast region of Metro Vancouver, currently totaling over 420,000 SF of retail space including large format retailers and a high-end theatre. Join national tenants such as: The Real Canadian Superstore (155,857 SF), Winners (45,330 SF), Sport Chek (18,522 SF), Cineplex (40,710 SF), BC Liquor Store (10,802 SF), and Scotiabank (4,998 SF).

HIGHLIGHTS



Expansion building will feature 31,894 SF of new commercial over two levels (including 21,000 SF daycare operator)



Rare opportunity to lease within major high-profile retail destination servicing Pitt Meadows and Maple Ridge



Retailers will benefit from the exceptional, convenience-oriented, repeat customer drawing power of anchor tenants



Within 5km of the Shopping Centre the population is 55,578 with an average household income of over \$135,555



The expansion building will have immediate access to 28 new surface parking stalls (existing parking stall count of 1,831)



FOR LEASE

MEADOWTOWN SHOPPING CENTRE, PITT MEADOWS, B.C.

OVERALL SITE PLAN



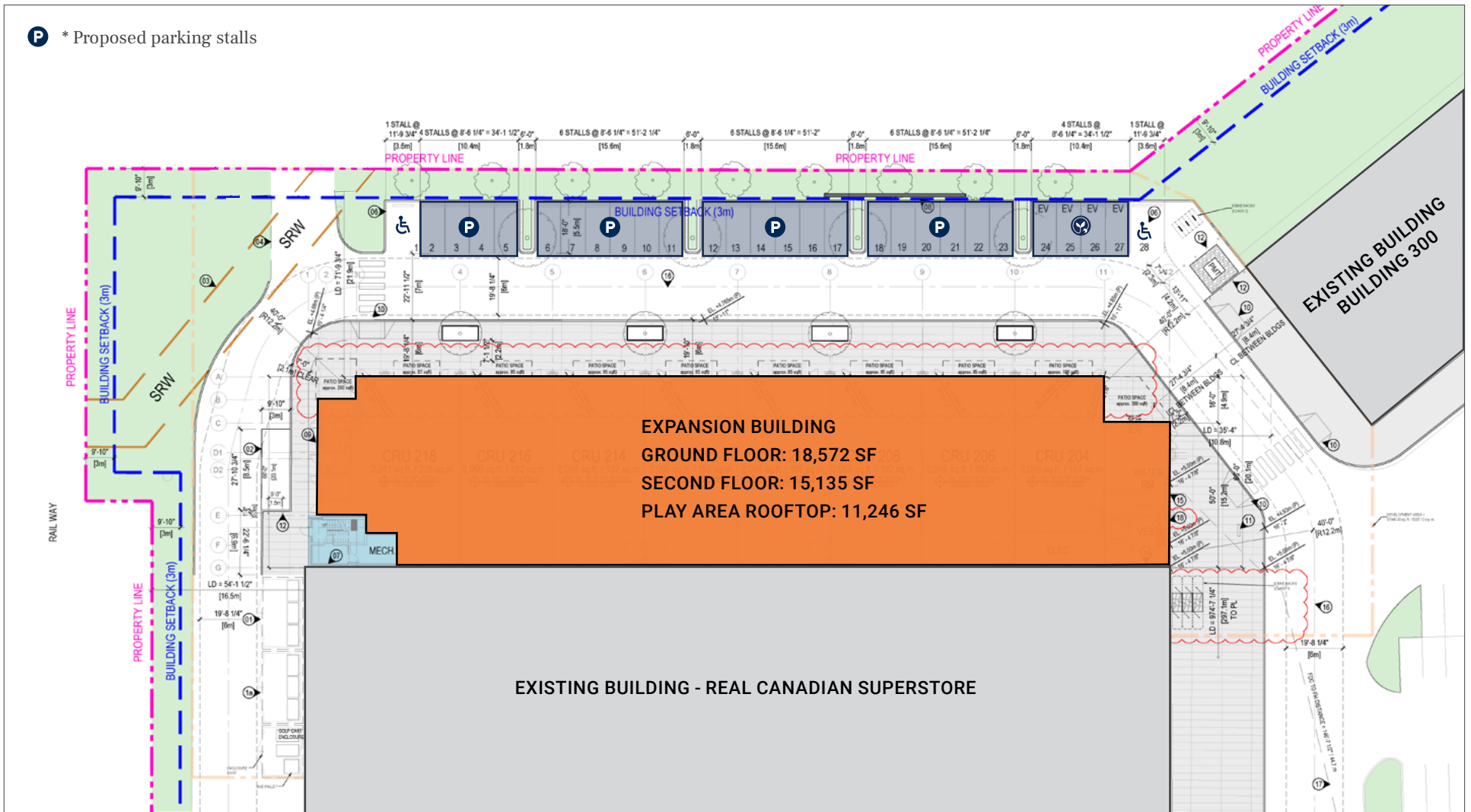
CRU	Tenant	Status	Size (SF)
920	AVAILABLE	Available June 2026	5,458
	EXPANSION BUILDING	Est. Q3 2026	+30,000

FOR LEASE

MEADOWTOWN SHOPPING CENTRE, PITT MEADOWS, B.C.

EXPANSION BUILDING - PROPOSED SITE PLAN

P * Proposed parking stalls



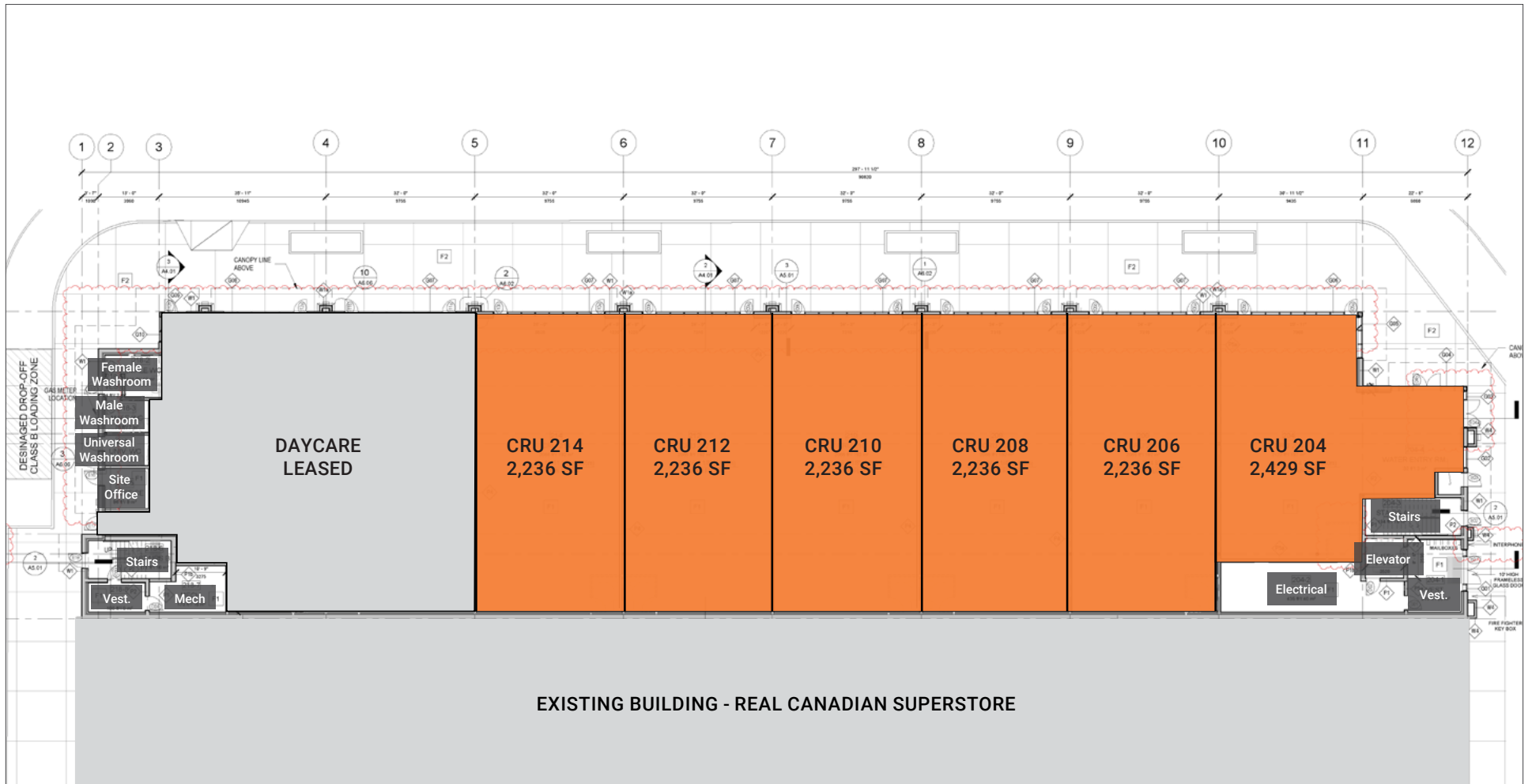
FOR LEASE

MEADOWTOWN SHOPPING CENTRE, PITT MEADOWS, B.C.

EXPANSION BUILDING - PROPOSED GROUND FLOOR PLAN

GROUND FLOOR: 2,236 - 12,396 SF

 AVAILABLE

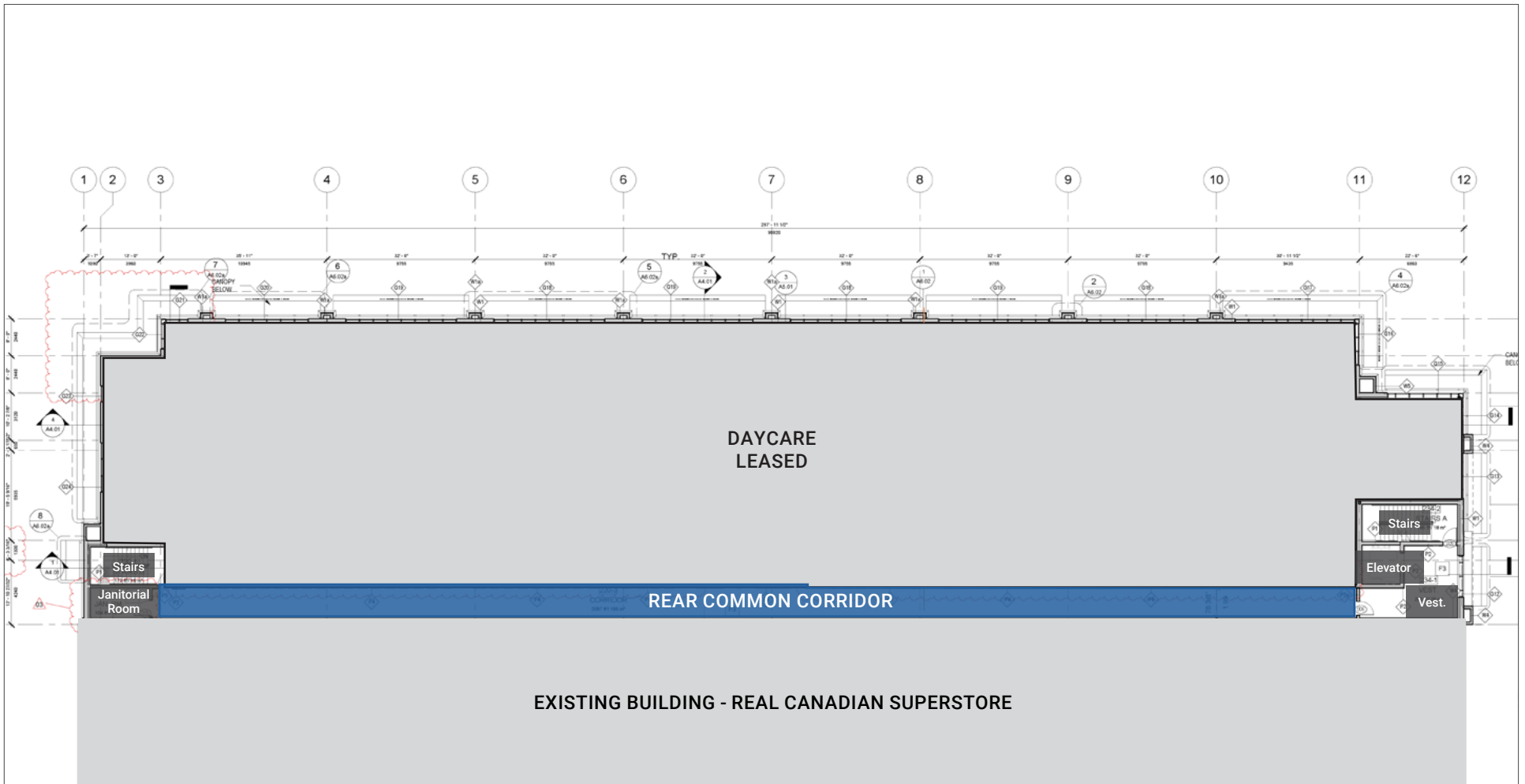


FOR LEASE

MEADOWTOWN SHOPPING CENTRE, PITT MEADOWS, B.C.

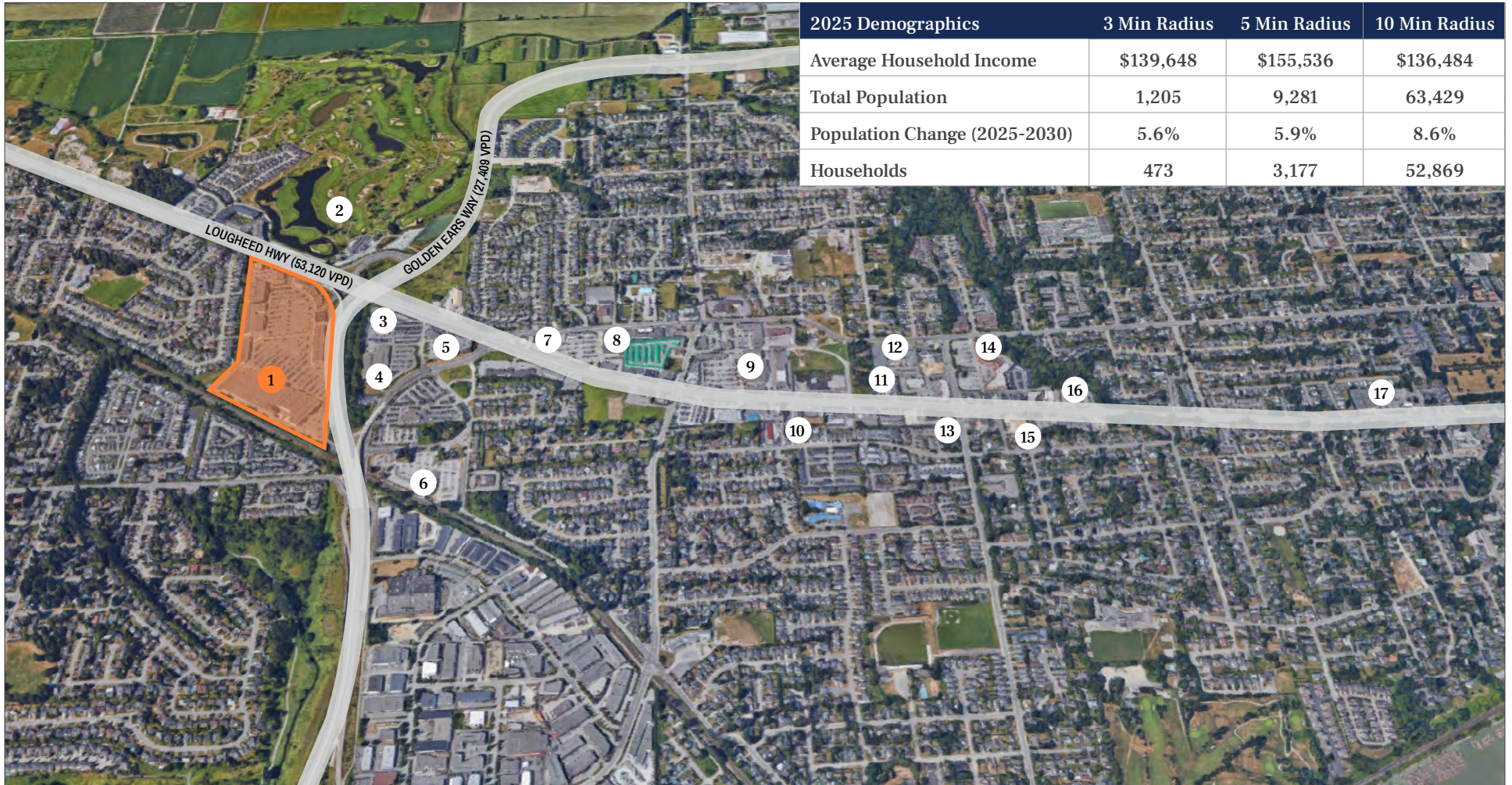
EXPANSION BUILDING - PROPOSED SECOND FLOOR PLAN

SECOND FLOOR: 15,135 SF



FOR LEASE

MEADOWTOWN SHOPPING CENTRE, PITT MEADOWS, B.C.



2025 Demographics	3 Min Radius	5 Min Radius	10 Min Radius
Average Household Income	\$139,648	\$155,536	\$136,484
Total Population	1,205	9,281	63,429
Population Change (2025-2030)	5.6%	5.9%	8.6%
Households	473	3,177	52,869

1. Subject Site - Meadowtown Shopping Centre

- 2. Meadow Gardens Golf Club
- 3. Toyota

4. Canadian Tire

- 5. Staples
- 6. Jeep
- 7. Tim Horton's

8. Safeway

- 9. Safeway, Starbucks
- 10. Browns Social House
- 11. Honda

12. The Keg

- 13. Townhall Public House
- 14. Value Village
- 15. Mark's

16. White Spot

- 17. Rona

Marcus & Millichap

Jack Allpress
Personal Real Estate Corporation
(604) 638-1975
JAllpress@MarcusMillichap.com

Robert Hamilton
(604) 398-2773
RHamilton@MarcusMillichap.com

Marcus & Millichap
1100-1111 West Georgia Street
Vancouver, BC V6E 4M3

T (604) 638-2121
F (604) 638-2122

MarcusMillichap.ca

The information contained in this Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. Used under license by Marcus & Millichap Real Estate Investment Services Canada Inc. © 2026 Marcus & Millichap. All rights reserved.