



**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 Crop.*

# 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

### OCP

Town Centre Area Plan

### AVAILABLE SPACES

Unit 270	1,574 SF
Unit 500	664 SF
Unit 510	1,510 SF
Unit 530	884 SF*

*\* Unit 510 and 530 currently is combined as a 2,394 SF unit*

### ADDITIONAL RENT\*

\$24.55 psfpa (2025)

### ASKING RATES

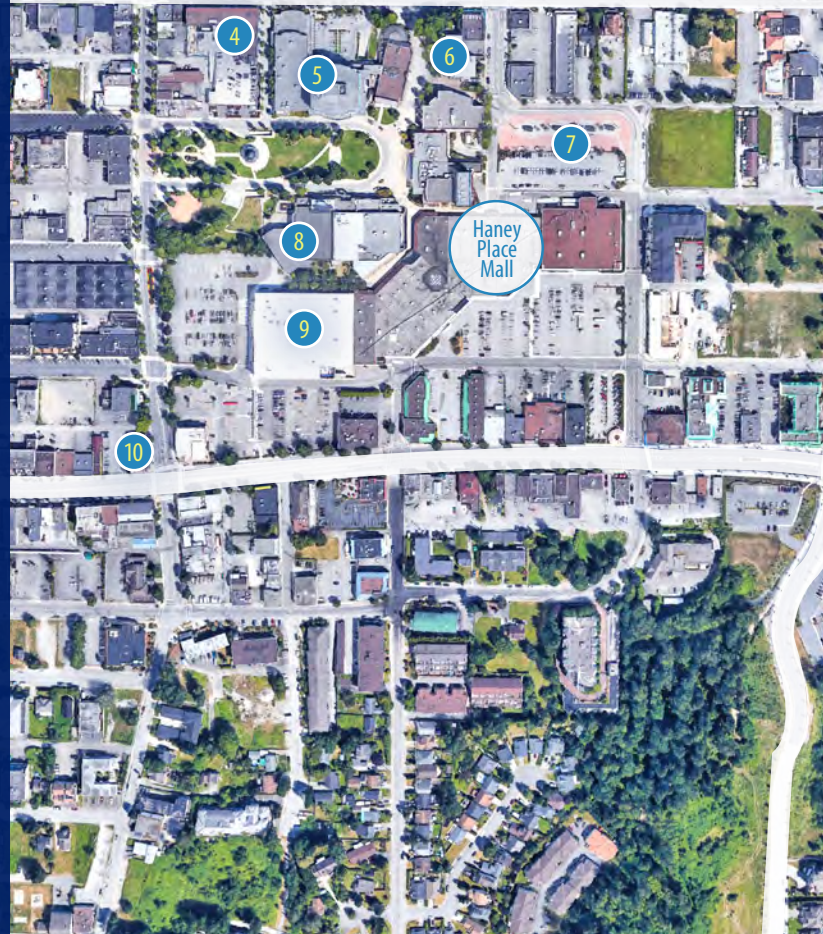
Contact Listing Agents

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

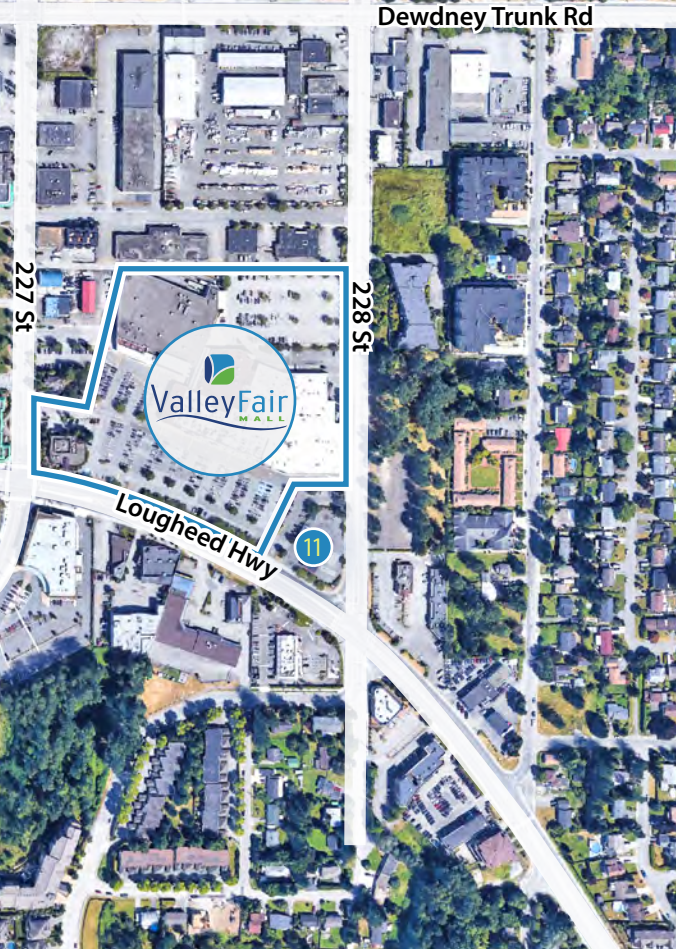


# LOCATION

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



# DEMOGRAPHICS

5 KILOMETERS RADIUS



**85,626**

Total Population



**22,644**

Average Principal Accommodation



**33,095**

Total Households



**\$16,742**

Average Household Spending on **Food**



**\$115,412**

Median Household Income



**2.8**

Average Number of **Persons** per Household



**41.2**

Median Age



**0.9**

Average Number **Children** per Household

## Population by Age



**18,873**

Under 18



**51,879**

Age 18 to 64



**14,165**

Age 65+

# SITE PLAN



## SPECIALTY SHOPS

250	Black Bond Books
260	Mobile Q
430	Express News
485	Servan Town Tailor
503	Favorite Finds
650	Rogers Wireless
670	Spirit Leaf

## BEAUTY, HEALTH & HAIR

180	Valley Fair Dental Clinic
330	Namaste Beauty
340	Vienny Nails
390	BC Vitamin Centre
510	Living Well Laser
530	

## FOOD SERVICES

420	Quesada Burritos & Tacos
460	The Great Mongolian BBQ
490	Starbucks Coffee
580	Booster Juice
620	Hako Sushi
640	Freshslice Pizza
645	Xpress Donair House
690	Austin Fish & Chips

## SERVICES

200	Next Level Childcare
230	G.A.M Shoes and Repair
410	Schill Insurance
440	Private Company Office
470	Mary Browns Chicken
550	Brookside Realty
570	BC Lottery Corporation
600	The UPS Store

Available Unit	
Unit 270	1,574 SF
Unit 500	664 SF
Unit 510	1,510 SF
Unit 530	884 SF *

*Unit 510 and 530 currently is combined as a 2,394 SF unit*

# PROPERTY GALLERY



For leasing opportunities in ValleyFair Mall, please contact:

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The image shows a low-angle shot of a modern building facade with a prominent 'ValleyFair' sign. The sign features a stylized logo with blue and green elements above the word 'ValleyFair' in a blue, sans-serif font. The building's structure is composed of light-colored wood beams and grey metal brackets, set against a clear blue sky with some light clouds. The sign is mounted on a white panel that is part of the building's exterior.