

# FOR SALE

20718 LOUGHEED HIGHWAY, MAPLE RIDGE, B.C.

OWNER-USER & VALUE-ADD OPPORTUNITY

HIGH EXPOSURE CORNER | VACANT POSSESSION POSSIBLE

PRICE

**\$2,990,000 | \$750 PSF**

- ✓ IDEAL OWNER-USER OPPORTUNITY
- ✓ STRONG EXPOSURE & ACCESS ALONG LOUGHEED HWY
- ✓ 3,985 SF OF RENTABLE AREA ON 11,174 SF CORNER LOT
- ✓ CS-1 ZONING | SERVICE COMMERCIAL USES PERMITTED

Marcus & Millichap



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**CONFIDENTIALITY AGREEMENT**

# OPPORTUNITY

Marcus & Millichap Western Canada NNN Group is pleased to present 20718 Lougheed Highway, Maple Ridge (the "Subject Property"), a 3,985 SF single-storey building situated on an 11,174 SF signalized corner lot at Lougheed Highway and 207 Street. The Subject Property offers an immediate owner-user opportunity with vacant possession of CRU 1 (2,283 SF), which includes upgraded 400-amp, 3-phase electrical service and dedicated HVAC installed for a prior national tenant. CRU 2 (1,645 SF) is occupied by Coast-to-Coast Video Sales Ltd. at \$3,825 per month (potential occupancy as of 01-Sep-2026), providing interim income with a clear path to full site control.



## BUILDING

3,985 SF single-storey building on an 11,174 SF corner lot. CRU 1 (2,283 SF) vacant with immediate possession; CRU 2 (1,645 SF) month-to-month at \$3,825/mo.



## SITE

11,174 SF corner lot with ~110 ft of frontage along Lougheed Hwy.



## FLEXIBLE ZONING

CS-1 zoning provides a wide array of commercial uses oriented to the motoring public.



## LOCATION

High-exposure corner lot at the intersection of Lougheed Highway and 207 Street with 46,000+ VPD within Maple Ridge's primary commercial corridor and one of Metro Vancouver's fastest-growing communities.



## CONNECTIVITY

Excellent transit access via nearby bus routes and West Coast Express at Maple Meadows Station, providing direct commuter rail to downtown Vancouver.



# INVESTMENT HIGHLIGHTS

HAMMOND STADIUM



VALLEY FAIR MALL



ALBION FAIR



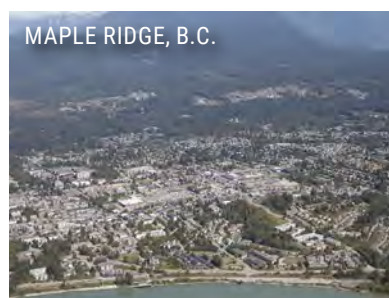
MEADOWBROOK GOLF COURSE



GOLDEN EARS  
PROVINCIAL PARK



WILDPLAY  
ADVENTURE  
COURSE



MAPLE RIDGE, B.C.



## OWNER-OCCUPIER OPPORTUNITY | IMMEDIATE & NEAR-TERM AVAILABLE CRUS

CRU 1 (2,283 SF) vacant with immediate occupancy available. CRU 2 (1,645 SF) available as of 01-Sep-2026, providing flexibility to take full control of the building.



## SIGNALIZED CORNER

Excellent location benefitting from over 46,000 VPD with access from both Lougheed Highway & 207 Street.



## TRANSIT-ORIENTED GROWTH CORRIDOR

Located within the Lougheed Transit Corridor Area Plan, supporting higher-density mixed-use redevelopment tied to future rapid transit.



## FUTURE BRT CONNECTIVITY

Directly at the planned 207 Street/Lougheed Highway station on the 22km Langley-Haney Place BRT route, one of four confirmed hubs along the Lougheed Corridor, supporting densification under C-7 Lougheed Transit Corridor Mixed-Use zoning.



## STRATEGIC MAPLE RIDGE LOCATION

One of Metro Vancouver's fastest-growing municipalities with an estimated 2025 population of 105,420, sustained by in-migration and affordability-driven demand.

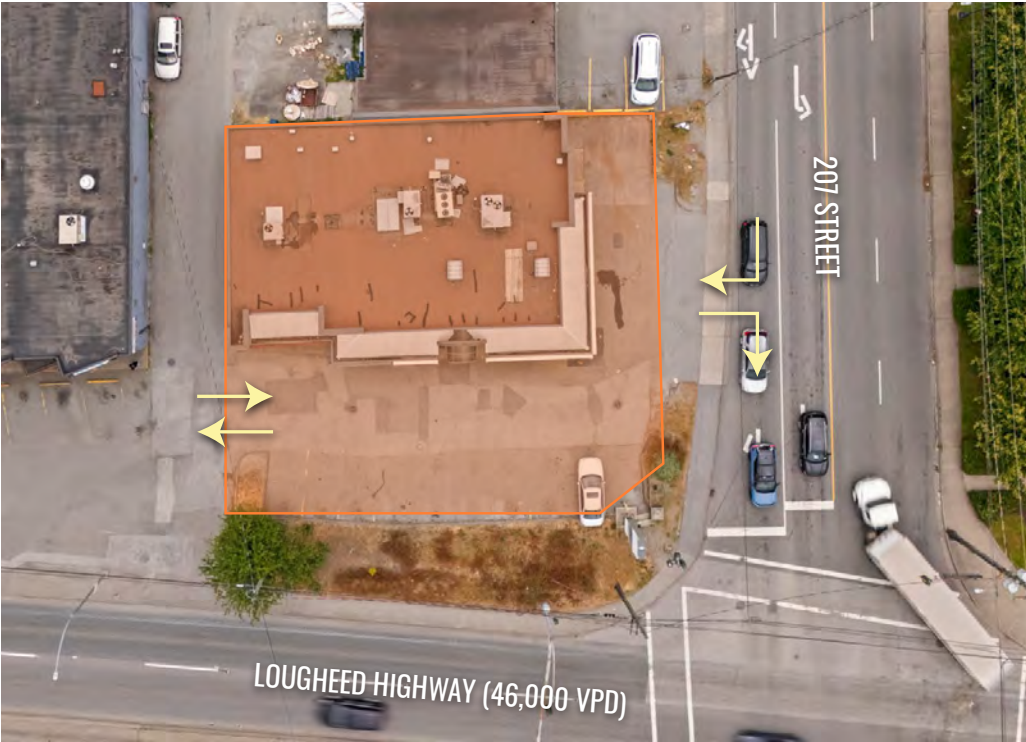


## EXCELLENT ACCESSIBILITY

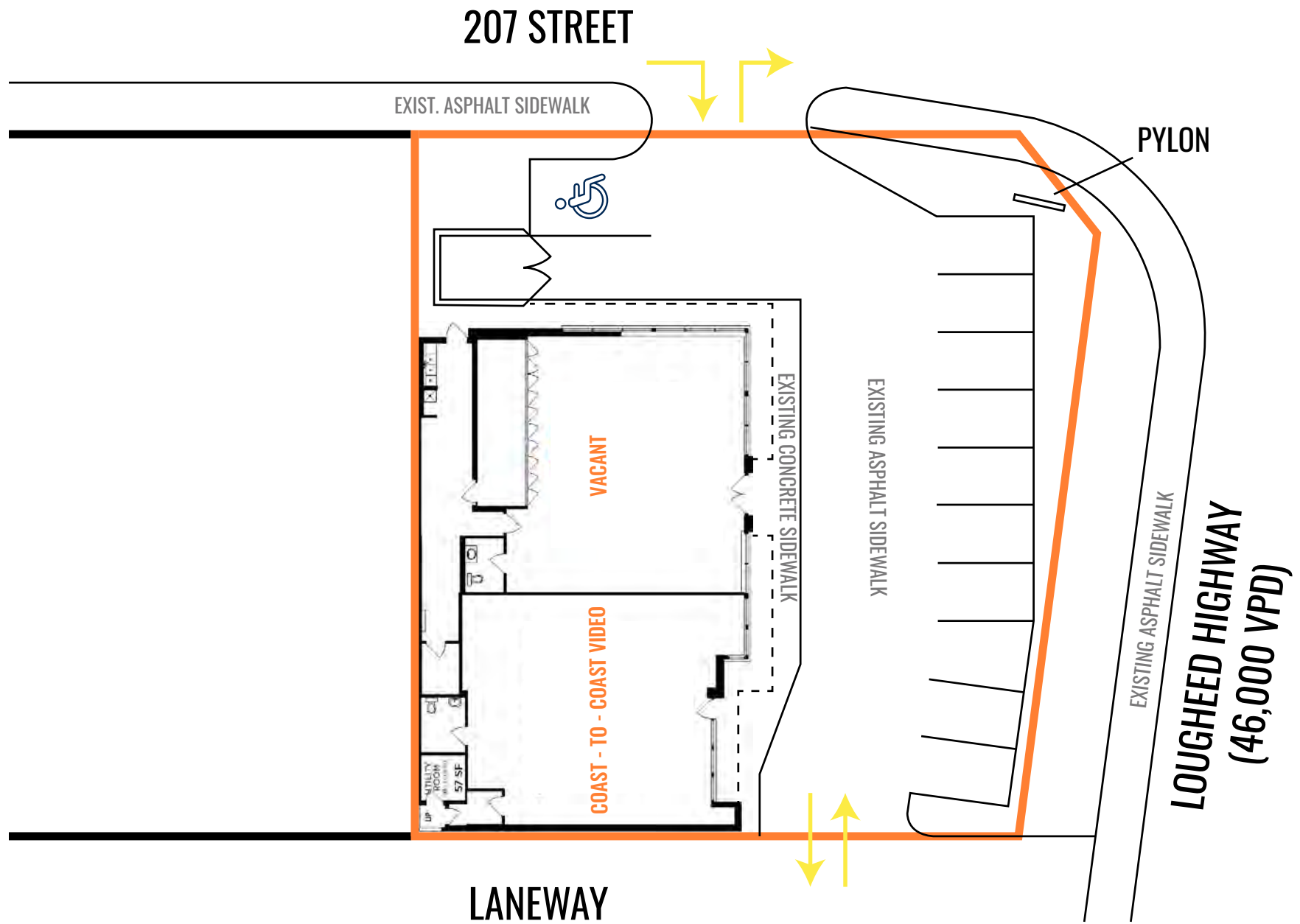
Direct Lougheed Highway exposure with connectivity to Golden Ears Bridge, Pitt Meadows, and the Tri-Cities.

# SALIENT DETAILS

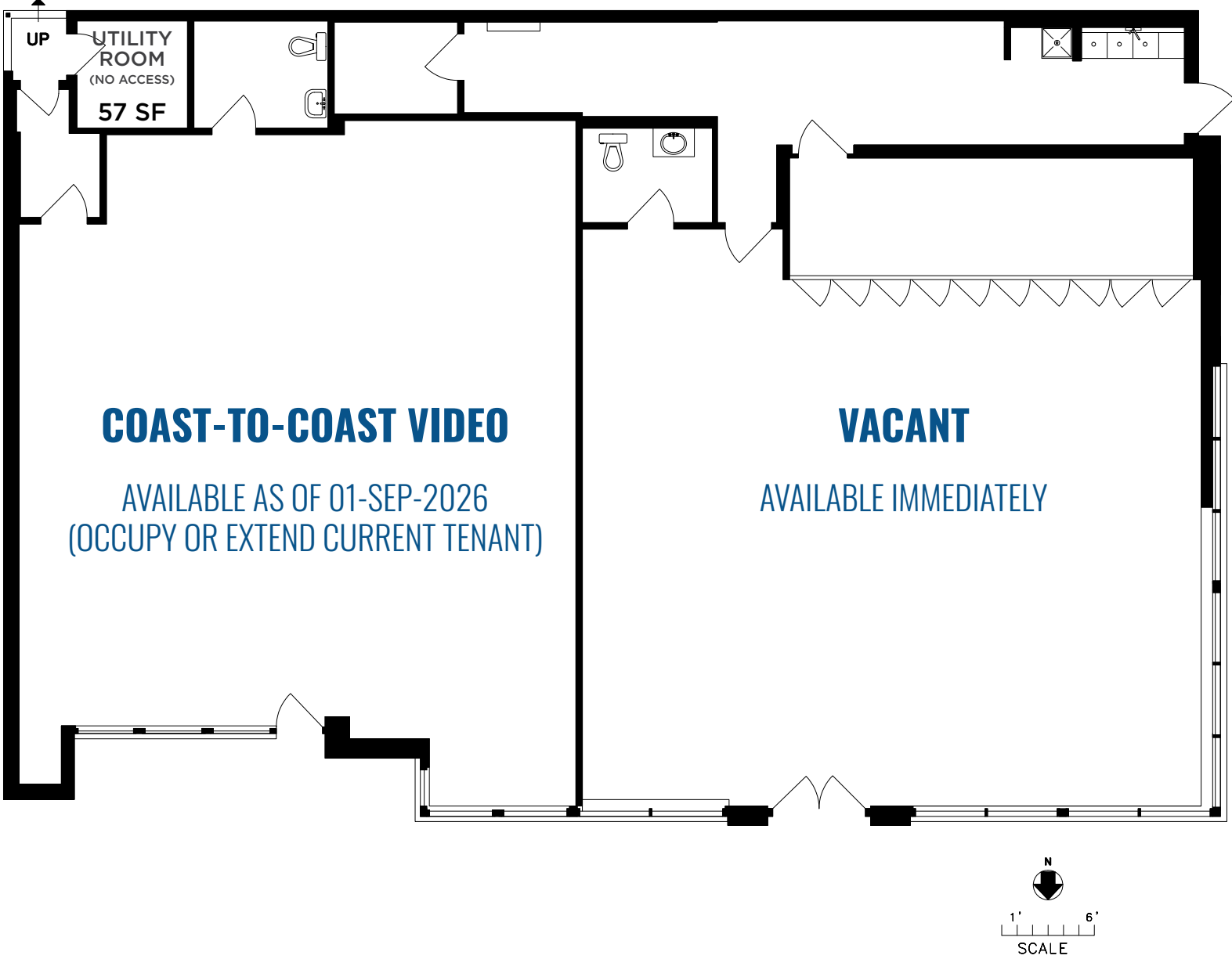
|                        |                                                                                                      |          |  |
|------------------------|------------------------------------------------------------------------------------------------------|----------|--|
| Address:               | 20718 Lougheed Highway, Maple Ridge, B.C.                                                            |          |  |
| Legal Description:     | Lot 6, Except Part on SRW Plan 43436, District Lot 250, Group 1, New Westminster District, Plan 8735 |          |  |
| PID:                   | 000-928-704                                                                                          |          |  |
| Year Built:            | 1985                                                                                                 |          |  |
| Zoning:                | <a href="#">CS-1 - Service Commercial</a>                                                            |          |  |
| OCP:                   | <a href="#">Lougheed Transit Corridor</a>                                                            |          |  |
| Site Size:             | 11,174 SF                                                                                            |          |  |
| Building Size:         | CRU 1:                                                                                               | 2,283 SF |  |
|                        | CRU 2:                                                                                               | 1,645 SF |  |
|                        | Utility Room:                                                                                        | 57 SF    |  |
|                        | Total:                                                                                               | 3,985 SF |  |
| Parking:               | 11 Stalls (2.8 Stalls / 1,000 SF)                                                                    |          |  |
| Property Taxes (2025): | \$33,074                                                                                             |          |  |
| Price:                 | \$2,990,000 (\$750 PSF)                                                                              |          |  |



## SITE PLAN



SITE PLAN



# LOCATION OVERVIEW | MAPLE RIDGE

Maple Ridge is a fast-growing Metro Vancouver suburb transitioning to a transit-oriented community, anchored by the Lougheed Highway corridor and West Coast Express rail access, with a local economy driven by service commercial, trades, and light industrial uses.



## REGIONAL GROWTH CENTRE

One of Metro Vancouver's fastest-growing municipalities with an estimated 2025 population of 105,420, driven by affordability and in-migration.



## STRATEGIC CONNECTIVITY

Connected to Metro Vancouver and the Fraser Valley via Lougheed Highway, Golden Ears Bridge, and TransLink bus networks, with West Coast Express providing direct service to downtown Vancouver.



## TRANSPORTATION INFRASTRUCTURE

Positioned along a major regional corridor with planned Bus Rapid Transit infrastructure and ongoing road upgrades supporting long-term growth and densification.



## DIVERSIFIED ECONOMY

Supported by service commercial, construction, and light industrial uses, with a large commuter workforce accessing Metro Vancouver via West Coast Express at Maple Meadows Station.



## GROWTH & INTENSIFICATION

The Lougheed Transit Corridor Area Plan is guiding higher-density mixed-use development, reinforcing Maple Ridge's transition into a transit-oriented urban centre.



# ZONING OVERVIEW

## CURRENT CS-1 ZONING - SERVICE COMMERCIAL

### PURPOSE

This Zone provides for Commercial Uses oriented to the motoring public.

### PERMITTED USES

- Assembly, limited to public transportation depots, private Schools, and cinemas;
- Big Box Retail;
- Business Services, excluding Consulting Services;
- Cannabis Retail;
- Car Wash;
- Convenience Store;
- Drive-Through;
- Funeral Services;
- Highway Commercial;
- Indoor Commercial Recreation;
- Licensee Retail Store;
- Light Industrial, to a maximum of 279.0 square metres Gross Floor Area;
- Liquor Primary Establishment;
- Outdoor Commercial Recreation;
- Personal Repair Services;
- Personal Services;
- Place of Worship;
- Professional Services:
  - (i) limited to veterinarians, architects, engineering and surveying Offices, and drop-in medical clinics;
- Refund Container Recycling Depot;
- Research Testing Laboratory;
- Restaurant;
- Service Station;
- Accommodation



LINK TO ZONING BYLAW HERE

# SURROUNDING CONSIDERATIONS



## DEVELOPMENTS

|   | Project Name       | Scope                 | Status         |
|---|--------------------|-----------------------|----------------|
| A | 20110 Lougheed Hwy | 6 Stories   171 Units | In Planning    |
| B | Patterson          | 28 Townhomes          | In Planning    |
| C | 20963 Lougheed Hwy | Apartment Residential | In Planning    |
| D | 11894 Laity Street | 62 Townhomes          | In Planning    |
| E | Fairview Garden    | 10 Townhomes          | Completed 2023 |

## DEMOGRAPHICS

| 20718 Lougheed Hwy                      | 1 KM    | 3 KM    | 5 KM    | Maple Ridge |
|-----------------------------------------|---------|---------|---------|-------------|
| 2025 Estimated Population               | 8,813   | 38,984  | 81,133  | 105,420     |
| Average Household Income                | 137,152 | 145,816 | 136,714 | 148,849     |
| Population Growth (2020-2025)           | 1.30%   | 6.30%   | 9.90%   | 13%         |
| Projected Population Growth (2025-2030) | 7.10%   | 2.90%   | 2.70%   | 7.50%       |

# PROPERTY PHOTOS



20718 LOUGHEED HIGHWAY

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