

For Lease

22441 Dewdney Trunk Rd
Maple Ridge, BC



Reduced Rent
Asking \$15 PSF

4,971 sq ft
Last Opportunity to Lease
Ready for Possession

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4,971 sq ft Retail Opportunity

Last opportunity to lease

Property Highlights

- Located in the densifying node of downtown Maple Ridge, with exposure to Dewdney Trunk.
- Exposure to Highway 7, busy thoroughfare with 34,900 VPD.
- Grocery anchored by No Frills, Shoppers Drug Mart, PetSmart, and Dollarama, bringing significant daily traffic.



Medical services rendering

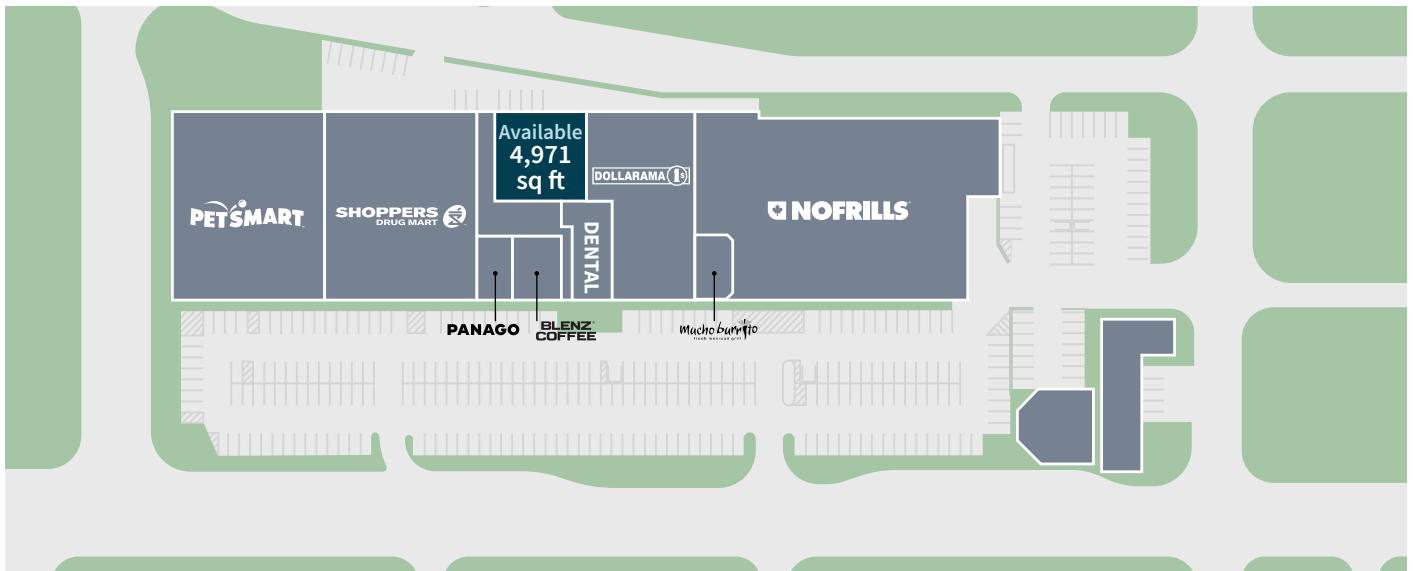
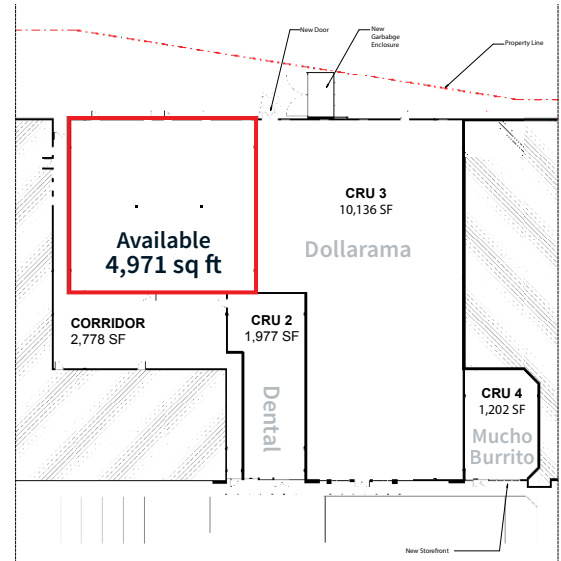
Gym rendering



Salient Details

Area	4,971 sq ft
Asking Rent	\$15 per sq ft
Availability	Ready for possession
Parking	293 stalls
Ceiling Height	
Floor to beam	10'7"
Floor to cladding	12'11"
Zoning	C-3 Town Centre Commercial

*No daycare permitted



Market Overview

Maple Ridge Square is located in the densifying downtown trade area of Maple Ridge, the primary retail node, directly across the street from City Hall. The site has exposure to over 34,900 vehicles per day from Dewdney Trunk, connecting residents to the expanded trade area of Pitt Meadows, Golden Ears Way, and Mission. Furthermore, Maple Ridge Square benefits from recent investments into the downtown core, aiming to improve livability and public transportation as the core continues to grow and densify.

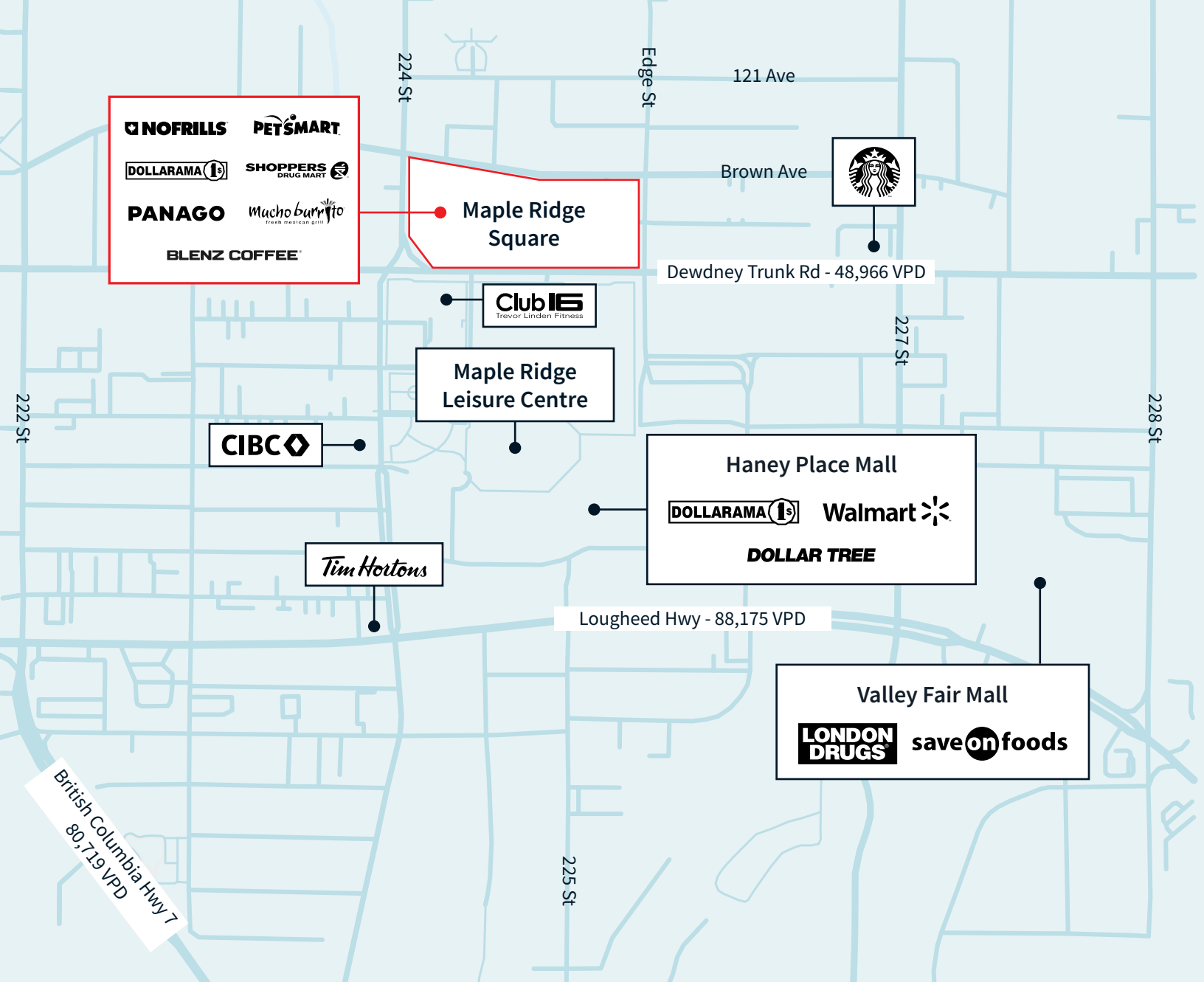
\$4.35B

Total Expenditure

\$148,412

Total Expenditure Average per household

In a 5KM radius



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	1 km	3 km	5 km
Estimated population	13,821	47,557	81,090
Estimated households	6,689	18,404	29,341
Est. Average HH income	\$ 85,947	\$ 116,377	\$ 131,033
Median Age	45.9	42.9	41.5



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