



**FOR
LEASE**

ValleyFair Mall

22709 Lougheed Highway
Maple Ridge, BC

Exciting Retail Opportunities in the Most
Predominant Shopping Centre in Maple Ridge



Macdonald
COMMERCIAL

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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

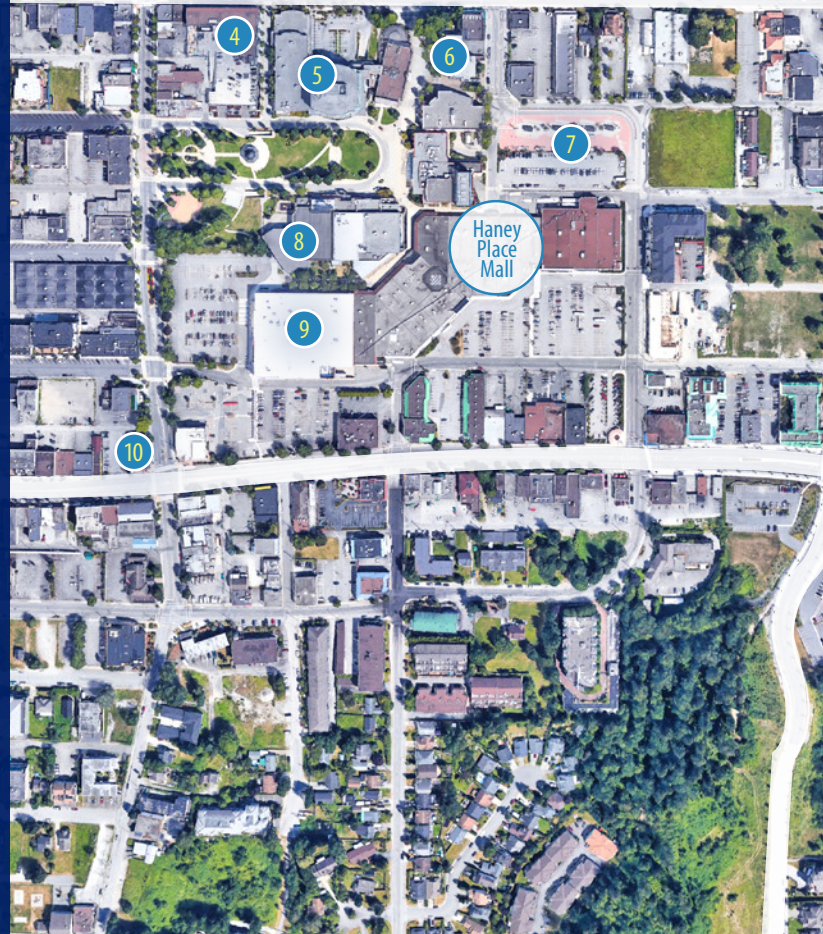
Contact Listing Agents

**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

Dewdney Trunk Rd

227 St

228 St

Lougheed Hwy



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 dark grey metal brackets. The sky is a clear, bright blue with some light clouds.

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COMMERCIAL

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