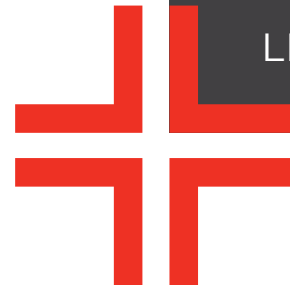




20279 LOUGHEED HIGHWAY

MAPLE RIDGE, BC

LEASING BROCHURE



SHELDON SCOTT
Personal Real Estate Corporation
604.416.5582
sheldon@sitings.ca

ARJEN HEED
Senior Associate
604.416.5583
arjen@sitings.ca

SITINGS REALTY LTD.
SITINGS.CA / 604.684.6767
1595 – 650 West Georgia Street, Vancouver, BC V6B 4N8

PROJECT SUMMARY

The property is conveniently situated near the Golden Ears Bridge, at the intersection of 203 Street and Lougheed Highway. The location strategically offers easy access to Highway 1 and the rapidly expanding Langley Willoughby area. In addition, the property is positioned within a strong retailing node for various car dealerships.

- High exposure location within established retail corridor
- Tremendous accessibility via proximity to Lougheed Highway and the Trans-Canada Highway
- Strong average household income within a 5 minute drive time
- Flexible zoning permits a wide range of commercial uses



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DETAILS

✦ Available Size: 10,568 SF

✦ Base Rent: Please contact listing agents

✦ Available: February 1, 2024

✦ Additional Rent: \$7.00 PSF Est.

AREA TENANTS



BROWNS SOCIALHOUSE
restaurant . bar . socialize



DEMOGRAPHICS

Drive Time	5 MIN	7 MIN	10MIN
2023 Population	27,507	51,262	83,504
2028 Populations Projections	27,678	52,167	85,200
2023 Average HH Income	\$133,714	\$125,438	\$123,976
2023 Daytime Population	22,023	50,371	99,716

CONTACT

SHELDON SCOTT

Personal Real Estate Corporation
Sitings Realty Ltd

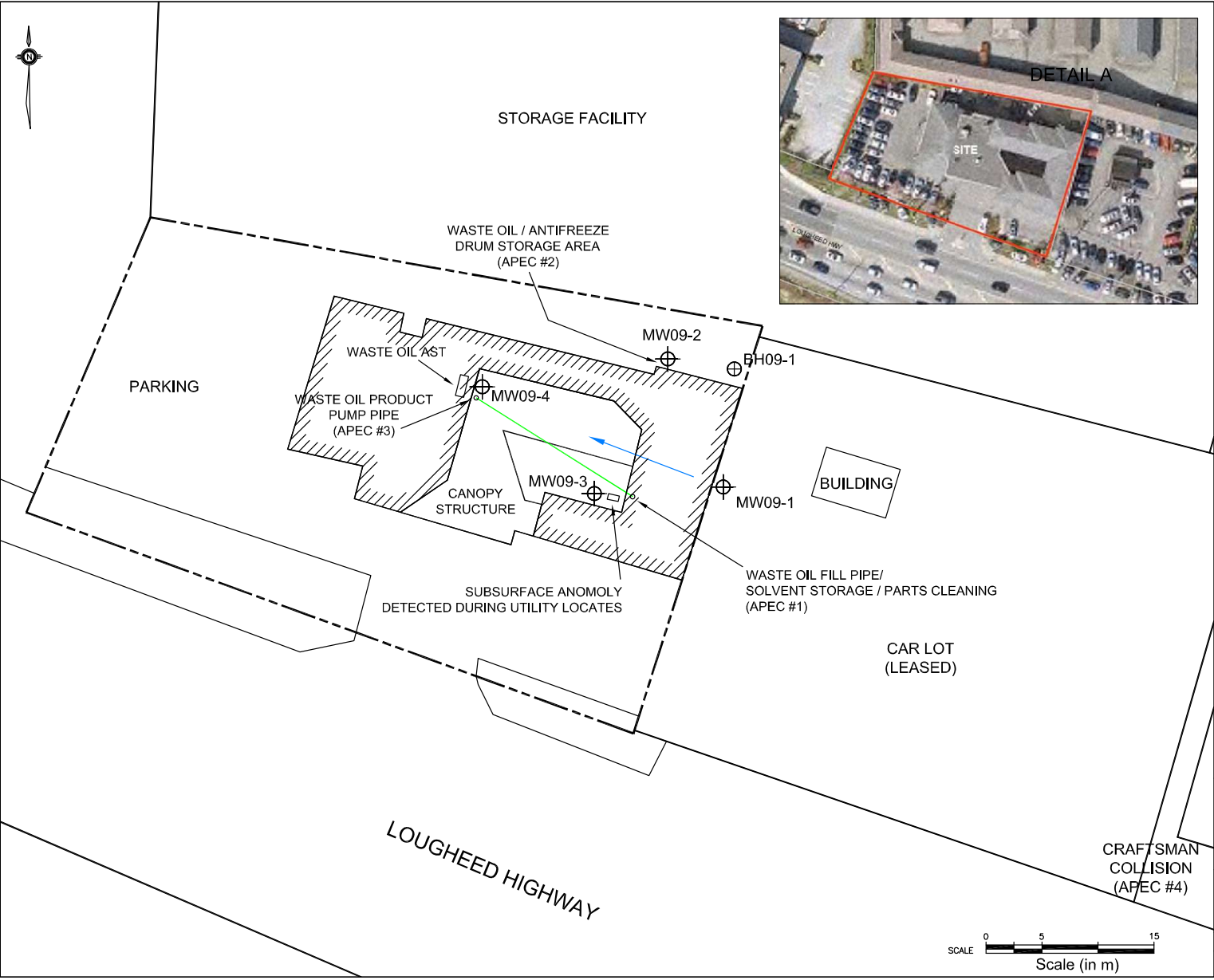
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SITE PLAN



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PHOTOS



