

MAPLE RIDGE PLAZA

STARBUCKS COFFEE

nailie

22645 Dewdney Trunk Road, Maple Ridge, BC

RETAIL LEASING BROCHURE

SITINGS REALTY LTD.

115 IL 11

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

Personal Real Estate Corporation

604.628.2577 dan@sitings.ca

portClips

UNIT 104

NANCY BAYLY Personal Real Estate Corporation

604.628.2580 nancy@sitings.ca

PROJECT SUMMARY

Maple Ridge Plaza is a neighbourhood strip centre centrally located on the northwest corner of Dewdney Trunk Road and 227th Street in one of Maple Ridge's primary retail nodes. Maple Ridge Plaza is home to several service-oriented tenants which cater to the surrounding residential and daytime population. Located on the major east-west thoroughfare running through Maple Ridge, this location provides excellent corner exposure to over 24,865 vehicles per day (Dewdney Trunk Road). This retail node is home to many national retail brands and is a primary shopping destination for local residents.



This document/email has been prepared by Sitings Realty Ltd. for advertising and general information only. Although information contained herein is from sources we believe reliable, Sitings Realty Ltd. makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. This document/email is subject to errors and omissions and any interested party should undertake their own inquiries as to the accuracy of the information. Sitings Realty Ltd. excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document/email is not an inducement excludes all liability for loss and amages arising there from. All areas, measurements and dimension herein are approximate, interested parties/tenant are to verify measurements if important to them. This document/email is not an inducement representation. SITINGS.CA 504.684.6767 2

DETAILS

♣ Size: Unit 104: 1,207 SF Unit 106: LEASED	Commercial Parking: 43 parking stalls
Hease Rent: Contact Listing Agents	井 Large bulkhead signage + pylon signage opportunity
Additional Rent: \$19.65 PSF (2025 est.)	+ <u>Available:</u> Contact Listing Agents

AREA TENANTS

Walmart : Drug Outlet UNOFRILLS save on foods SHOPPERS Drug Mart Drugs Dollarama

DEMOGRAPHICS

DRIVE TIME	3 MIN	5 MIN	10MIN
2024 Population	17,955	45,272	94,891
2029 Populations Projections	18,638	46,859	103,690
2024 Average HH Income	\$93,586	\$116,417	\$134,671
2024 Daytime Population	18,214	37,668	71,957

CONTACT

DAN CLARK

Personal Real Estate Corporation Sitings Realty Ltd

604.628.2577 dan@sitings.ca

NANCY BAYLY

Personal Real Estate Corporation Sitings Realty Ltd

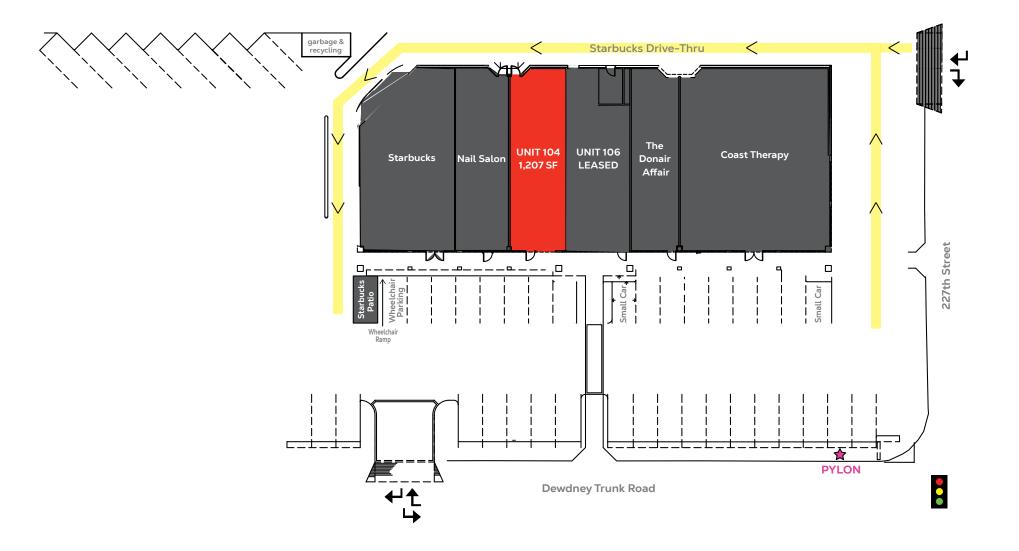
604.628.2580 nancy@sitings.ca

This document/email has been prepared by Sitings Realty Ltd. for advertising and general information only. Although information contained herein is from sources we believe reliable, Sitings Realty Ltd. makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. This document/email is subject to errors and omissions and arrantees are the accuracy of the information sitings Realty Ltd. How are approximated to error and or more all believe reliables. Sitings Realty Ltd. How are approximated to error and or more all believe reliables are the accuracy of the information sitings Realty Ltd. How are approximate, interested parties/tenant are to verify measurements if important to them. This document/email is not an inducement representation.



SITINGS.CA 604.684.6767 3

SITE PLAN



This document/email has been prepared by Stings Reatly Ltd. for advertising and general information only. Atthough information contained herein is from sources we believe reliable. Stings Reatly Ltd. for advertising and general information only. Atthough information contained herein is from sources we believe reliable. Stings Reatly Ltd. That haves no guarantees, representations or warrantes of any kind, expressed or implied, regarding the information including, but not limited to content, accuracy and reliability. This document/email is subject to errors and omissions and any interested party should undertake their own inquiries as to the accuracy of the information. Stings Reatly Ltd. excludes unequivocally al inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there form. All areas, measurements and dimension herein are approximate, interested parties/tenant are to verify measurements if important to them. This document terresresting out of the information representation teresrested party should atmages arising there form. All areas, measurements and dimension herein are approximate, interested parties/tenant are to verify measurements if important to them. This document terresresting out of the information representation teresrested party should atmages are approximate.



PHOTOS



This document/email has been prepared by Sitings Realty Ltd. for advertising and general information only. Although information contained herein is from sources we believe reliable, Sitings Realty Ltd. for advertising and general information only. Although information contained herein is from sources we believe reliable, Sitings Realty Ltd. for advertising and general information including, but not limited to, warranties of content, accuracy and reliability. This document/email is subject to errors and omissions and any interested party should undertake their own inquiries as to the accuracy of the information. Sitings Realty Ltd. excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. All areas, measurements and dimension herein are approximate, interested parties/tenant are to verify measurements if important to them. This document/email is not an inducement representation.

