



# MEADOWVALE SHOPPING CENTRE

PITT MEADOWS, BC



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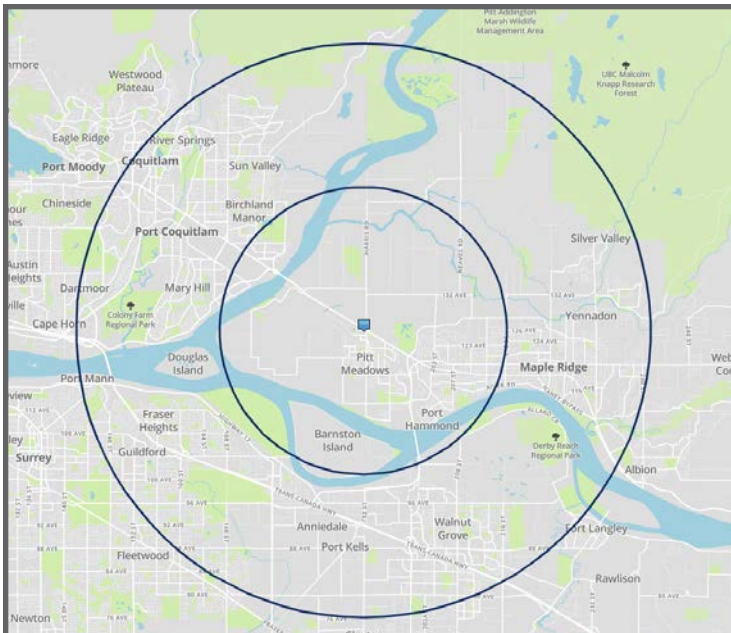


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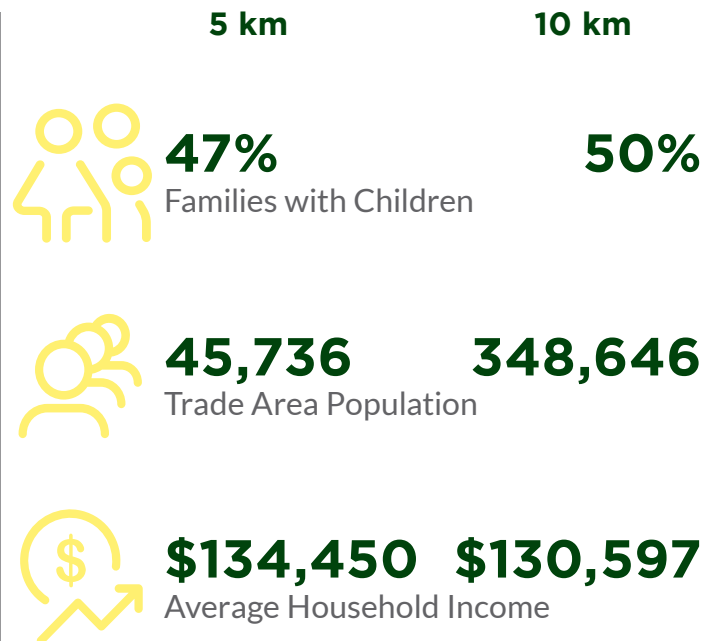
Pitt Meadows is the northern gateway to the Central Fraser Valley region of the Lower Mainland of British Columbia. A family oriented community of 18,573, Pitt Meadows lines Lougheed Highway which is the major east/west commuter route north of the Fraser River. Further, Pitt Meadows' comparative accessibility to other "south of the Fraser" communities and the Trans Canada Highway has recently been greatly enhanced by its position at the north entry point to the new Golden Ears Bridge. The Golden Ears Bridge is the only Fraser River crossing between Surrey to the west and Mission to the east. Affordable housing in Pitt Meadows will continue to attract young families. Pitt Meadows' location immediately adjacent to the 82,256 people of Maple Ridge make the market opportunity much greater than its 18,573 person population alone suggests.



## TRADE AREA MAP



## DEMOGRAPHICS



The information contained herein has been obtained from sources deemed to be reliable but does not form part of any future contract and is subject to independent verification by the reader. The property is subject to prior letting, withdrawal from the market and change without notice.

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**SITE PLAN**



**TENANT DIRECTORY**

| UNIT | TENANT                          | SQ FT  | UNIT  | TENANT                      | SQ FT  | UNIT  | TENANT              | SQ FT |
|------|---------------------------------|--------|-------|-----------------------------|--------|-------|---------------------|-------|
| 110  | Shoppers Drug Mart              | 16,317 | 130   | Meadows Flowers             | 989    | 19182 | Austin House        |       |
| 110A | Driving Unlimited               | 1,774  | 131   | Kumon Math & Reading Centre | 1,028  | 19184 | Fish & Chips        | 1,729 |
| 111  | Meadowvale Family Dental Centre | 1,366  | 132   | Cosmoprof                   | 2,153  | 19190 | Starbucks           | 1,617 |
| 112  | Conditional Offer               | 733    | 135   | Esthetique Body Salon       | 1,866  | 19198 | Hollywood 3 Cinemas | 9,495 |
| 113  | Pet Planet                      | 2,851  | 136   | Nova Hair Studio            | 1,314  |       | Coast Therapy       | 4,579 |
| 115  | Meadowvale Animal Hospital      | 1,555  | 19120 | West Coast Detailing        | 4,048  |       |                     |       |
| 118  | Sherwin Williams Paints         | 3,129  | 19130 | CIBC                        | 4,342  |       |                     |       |
| 120  | Starlite Nails                  | 1,044  | 19150 | Save-On-Foods               | 29,219 |       |                     |       |
| 121  | Pizza Pizza                     | 1,314  | 19174 | Johnston & Meier Insurance  | 1,991  |       |                     |       |
| 129  | Anytime Fitness                 | 6,047  | 19178 | Sushi House                 | 864    |       |                     |       |
|      |                                 |        |       |                             |        |       | <b>Second Floor</b> |       |
|      |                                 |        |       |                             |        | 230   | Payworks            | 7,926 |

**MEADOWVALESC.COM/LEASING**

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## KEY FACTS

### GLA

111,716 sf

### ADDRESS

19150 Lougheed Highway  
Pitt Meadows, BC V3Y 2H6

### MAJOR INTERSECTION

Lougheed Highway and Harris Road -  
southwest corner.

### NUMBER OF STORES

25 stores and services

For further information please contact:

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### BentallGreenOak (Canada) Limited Partnership

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