



**MEADOWVALE  
SHOPPING CENTRE**  
PITT MEADOWS, BC

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.





## MEADOWVALE SHOPPING CENTRE

PITT MEADOWS, BC

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.





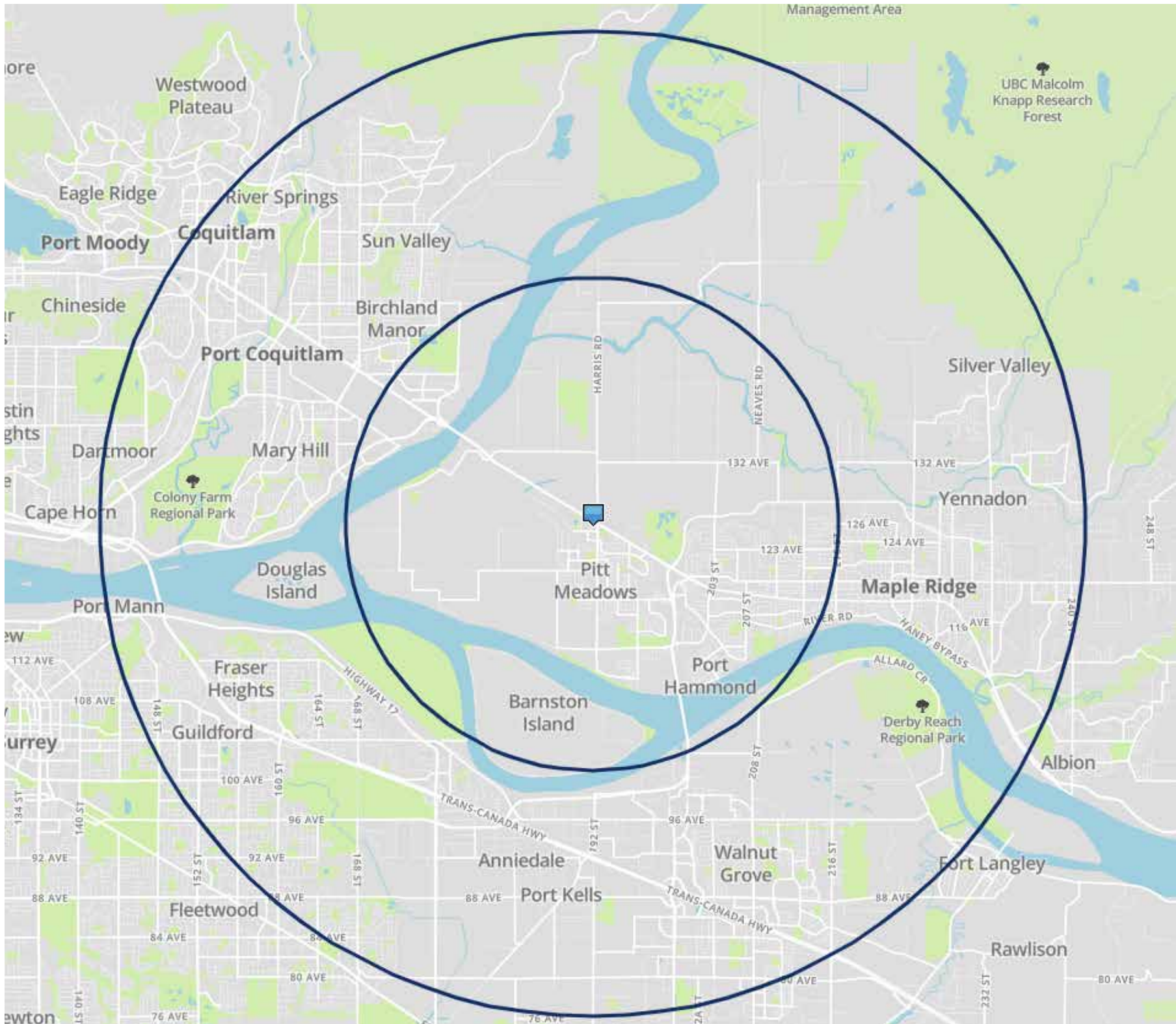
# PROPERTY HIGHLIGHTS

ADDRESS	19150 Lougheed Highway Pitt Meadows, BC V3Y 2H6
MAJOR INTERSECTION	Lougheed Highway and Harris Road - southwest corner
GLA (SQ. FT)	111,716
NUMBER OF STORES AND SERVICES	25









# DEMOGRAPHICS



## TRADE AREA (2024 ESTIMATES)

	DISTANCE	5 KM	10 KM
	FAMILIES WITH CHILDREN	46%	48%
	TRADE AREA POPULATION	47,157	368,165
	AVERAGE HOUSEHOLD INCOME	\$139,811	\$134,380



# SITE PLAN AND TENANT DIRECTORY



UNIT	TENANT	SQ FT
110	Shoppers Drug Mart	16,317
110A	Driving Unlimited	1,774
111	Meadowvale Family Dental Centre	1,366
112	Kelo Cannabis	733
113	Pet Planet	2,851
115	Meadowvale Animal Hospital	1,555
118	Sherwin Williams Paints	3,129
120	Starlite Nails	1,044
121	Pizza Pizza	1,314
129	Anytime Fitness	6,047
130	Meadows Flowers	989
131	Kumon Math & Reading Centre	1,028
132	Cosmoprof	2,153
135	Esthetique Body Salon	1,866
136	Nova Hair Studio	1,314
19120	West Coast Detailing	4,048
19130	CIBC	4,342
19150	Save-On-Foods	29,219
19174	Johnston & Meier Insurance	1,991
19178	Sushi House	864
19182	Austin House Fish & Chips	1,729
19184	Starbucks	1,617
19190	Dollarama (Coming Spring 2026)	9,495
19198	Coast Therapy	4,579
SECOND FLOOR		
230	Payworks	7,926

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.





**BGO**  
Properties

**JACKIE COOPER**  
*Director, Leasing*  
M 604-661-5066  
jackie.cooper@bgo.com

**BENTALLGREENOAK (CANADA)  
LIMITED PARTNERSHIP**  
550 Burrard Street, Suite 1008  
Vancouver, BC  
V6C 2B5

**BGOProperties.com**

BentallGreenOak (Canada)  
Limited Partnership, Brokerage

