

22753 - 22759 DEWDNEY TRUNK ROAD

MAPLE RIDGE, BC

HIGHLY VISIBLE CS 1 SERVICE COMMERCIAL
OPPORTUNITY OFFERING STRONG VEHICULAR
EXPOSURE, CONVENIENT ACCESS,
AND SIGNIFICANT ON-SITE PARKING FOR
AUTO ORIENTED AND SERVICE-BASED USERS.

FOR SALE OR FOR LEASE



THE OPPORTUNITY

Cushman & Wakefield ULC (“C&W”) is pleased to present the opportunity to acquire a multifamily designated site, in Downtown Maple Ridge within steps of all levels of amenities.

The two adjacent sites total 19,300 SF and in currently house a 1,995 SF showroom, as well as ample customer parking. The site is designated Central Business District in the adopted Town Centre Area Plan.

The property can be provided tenanted or vacant possession at the buyer’s request.

THE LOCATION

Maple Ridge is located 45 kilometers east of Vancouver in one of the most rapidly growing communities in the Lower Mainland, positioned east of the Tri-Cities and Pitt Meadows on the North Shore of the Fraser River.

Several major infrastructure projects have been completed improving access and reducing drive times, including the Golden Ears Bridge connecting Langley from the South, and the Pitt River bridge connecting the Tri-Cities from the West.

EXISTING BUILDING SIZE

1,995 SF

NET RENT

Please contact listing brokers

ESTIMATED ADDITIONAL RENT

\$34,236.80 (Per Annum)

LEASE TERM

Flexible

AVAILABILITY

Starting January 1, 2027

TENANT-FOCUSED FEATURES

- Prominent Dewdney Trunk Road frontage
- Strong exposure and signage potential
- On-site customer parking
- Existing showroom configuration
- Central Maple Ridge location within Town Centre Plan



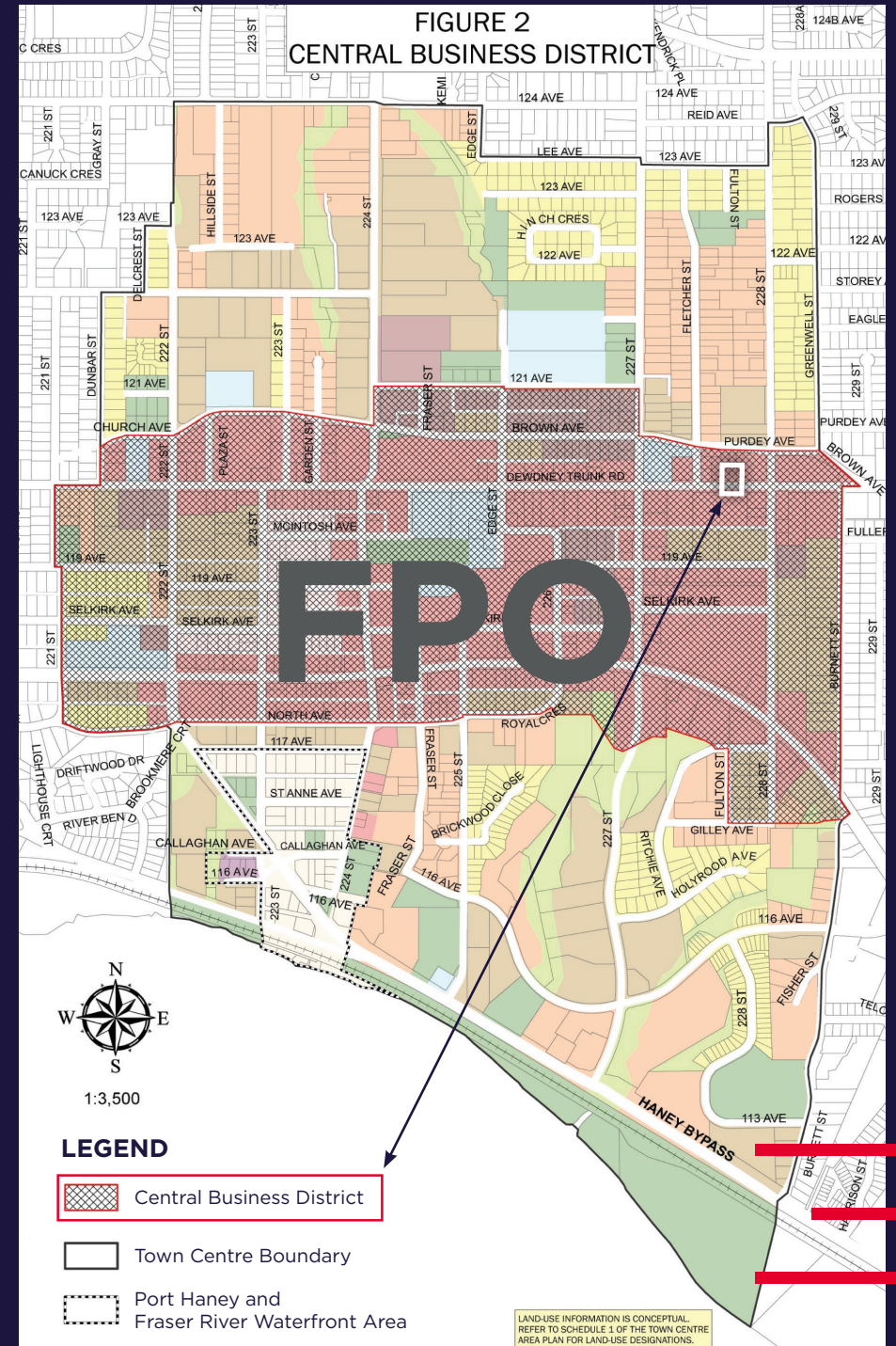
SALIENT DETAILS

	22753 Dewdney Trunk Road	22759 Dewdney Trunk Road
PID	011-333-316	000-984-795
LAND USE	Mid to High Rise 3-20 Storeys	Mid to High Rise 3-20 Storeys
LOT AREA	9,400 SF	9,900 SF
ZONING	Service Commercial Zone	Service Commercial Zone
GROSS TAXES	\$15,754.86	\$13,481.85

ZONING & PERMITTED USES

- Automobile service station (including fuel sales)
- Car wash
- Convenience store
- Drive in or drive through restaurant
- General commercial use
- Liquor store
- Restaurant
- Retail store
- Vehicle sales or rental
- Vehicle repair or service
- Veterinary clinic
- Warehouse

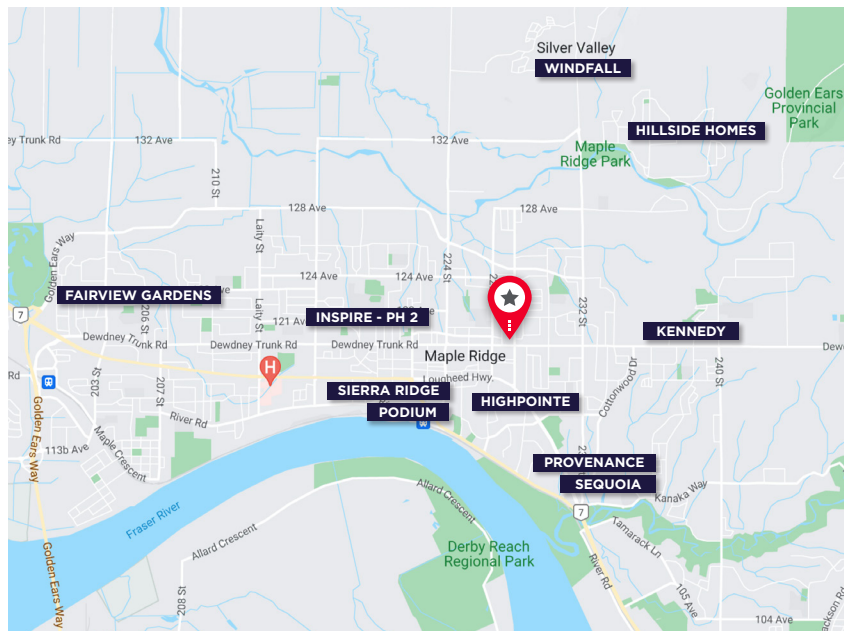
MAPLE RIDGE CENTRAL BUSINESS DISTRICT LAND USE MAP



DEMOGRAPHICS

	1 KM	3 KM	5 KM
POPULATION	14,747	48,835	78,539
POPULATION GROWTH (2016-2021)	9.5%	6.3%	6.0%
PROJECTED POPULATION GROWTH (2021-2026)	7.2%	5.4%	5.5%
MEDIAN AGE	47.5	42.6	41.3
AVG. HOUSEHOLD INCOME	\$77,663	\$107,315	\$119,809

NEIGHBOURING DEVELOPMENTS



TRAFFIC COUNT

2024

Average volume on segment

YoY Change



42,546 vehicles per day

20.2%

5k before noon, 9k after noon

2023 to 2024

21,468 / day

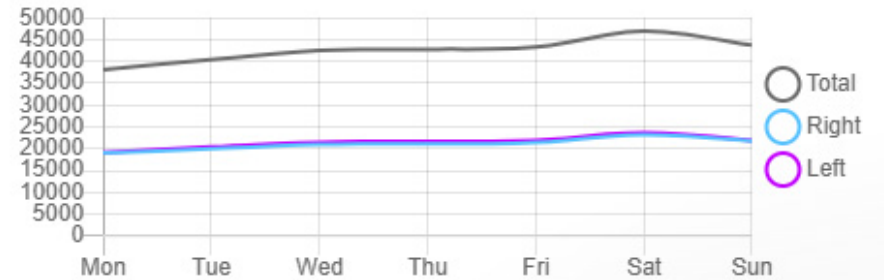


21,079 / day

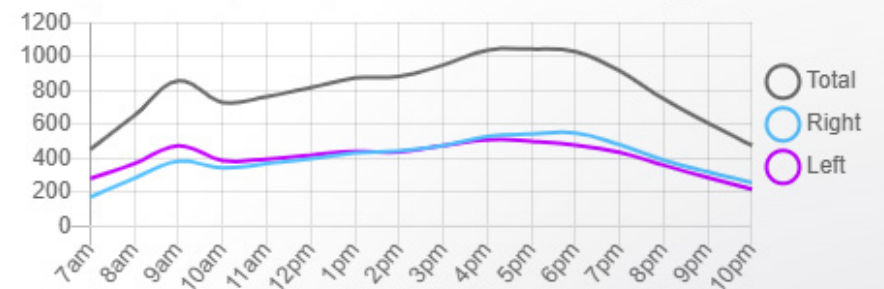
Left side of road

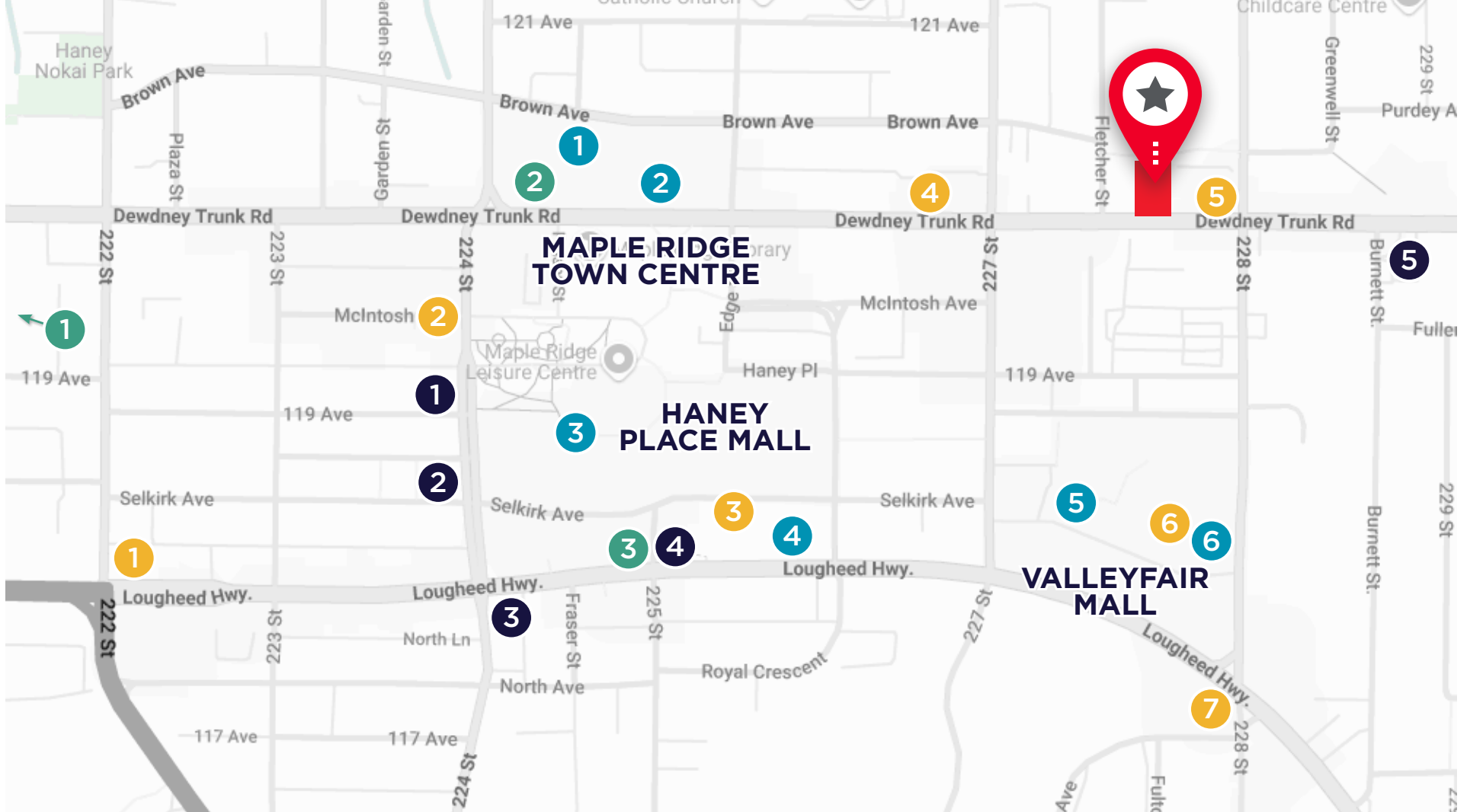
Right side of road

Average volume by day of week



Average volume by hour (America/Toronto, for all days)





AMENITY MAP



GROCERY & DAILY-NEEDS ANCHORS

- 1 Shoppers Drug Mart
- 2 No Frills
- 3 Walmart Supercentre
- 4 Dollarama
- 5 Save-On-Foods
- 6 London Drugs



FINANCIAL INSTITUTIONS

- 1 CIBC
- 2 RBC Royal Bank
- 3 BMO Bank of Montreal
- 4 Scotiabank
- 5 TD Canada Trust ATM



BIG-BOX, HOME & SPECIALTY RETAIL

- 1 The Home Depot
- 2 PetSmart
- 3 Sherwin-Williams Paint Store



RESTAURANTS & QUICK-SERVICE

- 1 Tim Hortons
- 2 Subway
- 3 Domino's Pizza
- 4 Starbucks
- 5 Papa Johns Pizza
- 6 Booster Juice
- 7 McDonald's

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***CONFIDENTIALITY AGREEMENT**

Income Statement and access to the Data Room will be provided upon receipt of a signed confidentiality agreement.



FOR MORE INFORMATION, CONTACT:

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