

FORM

FOR LEASE

MEADOWTOWN SHOPPING CENTRE
19800 LOUGHEED HIGHWAY | PITT MEADOWS, BC

JOIN: REAL CANADIAN **Superstore*** big on fresh, low on prices WINNERS **HOMESENSE** **SPORTCHEK**  **CINEPLEX ODEON** **BC LIQUORSTORES**



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FORM REAL ESTATE ADVISORS INC.

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MEADOWTOWN SHOPPING CENTRE
PITT MEADOWS, BC

OPPORTUNITY

Meadowtown Centre is the largest outdoor centre in the northeast region of Metro Vancouver, currently totaling over 420,000 SF of retail space including large format retailers and a high-end theatre. Join national tenants such as: The Real Canadian Superstore (155,857 SF), Winners (45,330 SF), SportChek (18,522 SF), Cineplex (40,710 SF), BC Liquor Store (10,802 SF) and Scotiabank (4,998 SF).

HIGHLIGHTS

- Rare opportunity to lease within major high profile retail destination servicing Pitt Meadows and Maple Ridge
- Retailers will benefit from the exceptional, convenience-oriented, repeat customer drawing power of anchor tenants
- High vehicular exposure along Lougheed Hwy (53,169 VPD)
- Within 5km of the Shopping Centre the population is 53,031 with an average household income of over \$100,000

SALIENT FACTS

MUNICIPAL ADDRESS 19800 Lougheed Highway, Pitt Meadows, BC

GROSS LEASABLE AREA 420,131 SF

AVAILABILITY 12,377 SF* **Unit can be demised*

ZONING C-1

TRAFFIC COUNTS Lougheed Hwy: 53,169 VPD
Golden Ears Way: 4,970 VPD

ADDITIONAL RENT \$6.57 plus management fee

ASKING RATES Contact listing agent



**AVERAGE HOUSEHOLD
INCOME OF OVER**
\$100,000+



CLOSE PROXIMITY TO THE
West Coast Express



EXPOSURE ALONG
Highway 6



DRAWING POWER OF
National Tenants

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SITE PLAN



CRU		STATUS	SIZE (SF)
115	CEFA	EXISTING	9,477
140	JYSK	EXISTING	20,002
160	WINNERS/HOMESENSE	EXISTING	45,330
310	BLENZ COFFEE	EXISTING	1,560
320	COAST CAPITAL	EXISTING	3,496
330	DR. YUSUF (DENTIST)	EXISTING	1,440
335	FUNDREAMS (TANNING)	EXISTING	1,248
350	SANGO SUSHI	EXISTING	1,442
360	THE MEGA HAIR GROUP	EXISTING	3,846
370	INSURE BC	EXISTING	1,560
375	SALLY BEAUTY	EXISTING	1,555
380	PAYTON & BUCKLE	EXISTING	2,600
390	VERA'S	EXISTING	1,211
401	AVAILABLE	AVAILABLE	12,500
403	MICHAELS	EXISTING	22,242
405	SPORTCHEK	EXISTING	18,522
510	BOSTON PIZZA	EXISTING	5,750
610	SCOTIABANK	EXISTING	4,998
715	TIM HORTON'S	EXISTING	3,050
725	EB GAMES	EXISTING	1,510
735	TELUS	EXISTING	1,485
745	OPA SOUVLAKI	EXISTING	1,490
750	VANCITY	EXISTING	4,950
810	LIQUOR DISTRIBUTION BRANCH	EXISTING	10,802
901	SUPERSTORE	EXISTING	155,857
910	ADDITION ELLE	EXISTING	4,791
920	PET VALUE	EXISTING	5,231
930	LORDCO	EXISTING	5,458



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