

**WESTGATE CENTRE**  
Maple Ridge, BC

**LOCATION:**

20395 Lougheed Highway; 20398 Dewdney Trunk Road,  
Maple Ridge, BC

**MAJOR INTERSECTION:**

Lougheed Highway & 203rd Street

**TYPE:**

Open Community Centre (grocery anchored)

**TOTAL GLA:**

170,135 square feet

**MAJOR TENANTS:**

Save-On-Foods	48,649 square feet
Shoppers Drug Mart	16,877 square feet
TD Canada Trust	4,583 square feet
Dollarama	8,237 square feet
JAK's Beer Wine Spirits	6,226 square feet

**ANCILLARY:**

98,469 square feet (40 stores)

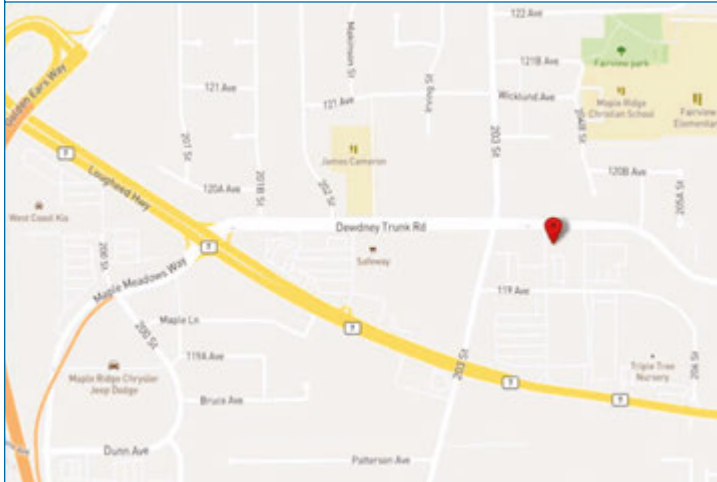
**DEMOGRAPHICS (2022 PROJECTIONS):**

	1 km	3 km	5 km
Total Population	8,698	41,410	68,115
Total Households	3,005	15,174	26,674
Average Household Income	\$128,870	\$126,218	\$114,578



**MARKET SUMMARY:**

Westgate Centre is the dominant grocery anchored open centre in western Maple Ridge and also services nearby Pitt Meadows. Accessible by Maple Ridge's two major east/west thoroughfares, Westgate Centre is the destination for convenience based retail and service uses in western Maple Ridge. Westgate Centre's location on Lougheed Highway just east of the northern off ramp of the Golden Ears Bridge linking Maple Ridge to the Fraser Valley communities south of the Fraser River ensures a superior traffic flow to and past the Shopping Centre.



UNIT	TENANT	SQ FT	UNIT	TENANT	SQ FT
D100	Optiks International	5,491	505	Oxygen Yoga	2,423
D110	Shoe Warehouse	3,498	510	Warehouse	
D120	Pet Food 'N More	7,897		One Jeans	3,576
D150	Dollarama	8,237	520	Chopped Leaf	1,335
D160	JAK's Beer		530	TJ Nails	1,260
	Wine Spirits	6,226	540	Nu Crescent Cleaners	725
D200	TD Canada Trust	4,583	550	Keller Williams	
D210	Westgate Flower Garden	761	560	Real Estate	2,238
D220	Dona Donair	964	570/580	Halu Sushi	1,746
D230	Booster Juice	484	590	H & R Block	1,350
D300	The Reach	5,193	590	Starbucks	1,495
D310	Sunseekers Tanning	1,245	600	De Dutch Pannekoek House	3,387
D320	Miracle Ear	1,128	620	Snore MD	1,115
D330	Dominos Pizza	976	630/640	Westland Insurance	2,158
D400	Petro Canada		650	Westgate Animal Hospital	1,675
110	Shoppers Drug Mart	16,877	660	Westgate Dental Clinic	1,956
200/201	Kinectix Sport + Health	2,773	670	Great Clips	1,072
202	Conscious Kids Daycare	3,701	675	Easyfinancial	1,598
204/205	Sprott Shaw College of Business	4,031	680	Salveo Naturopathic & Skin Care Medi-Spa	1,905
300	Save-On-Foods	48,649	685	<b>Menchie's Frozen Yogurt</b> <i>(Available November 1, 2019)</i>	<b>1,359</b>
330	Rogers Wireless	930	690	Fatburger	1,958
400	Ban Chok Dee Thai Cuisine	2,100			
404	Westgate Medical Clinic	4,201			
410	HSBC	1,735			
500	BCAA	4,124			



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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