



WESTGATE CENTRE
MAPLE RIDGE, BC

save on foods

SHOPPERS
DRUG MART

TD Canada Trust

DOLLARAMA

WESTGATE CENTRE

MAPLE RIDGE, BC

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.



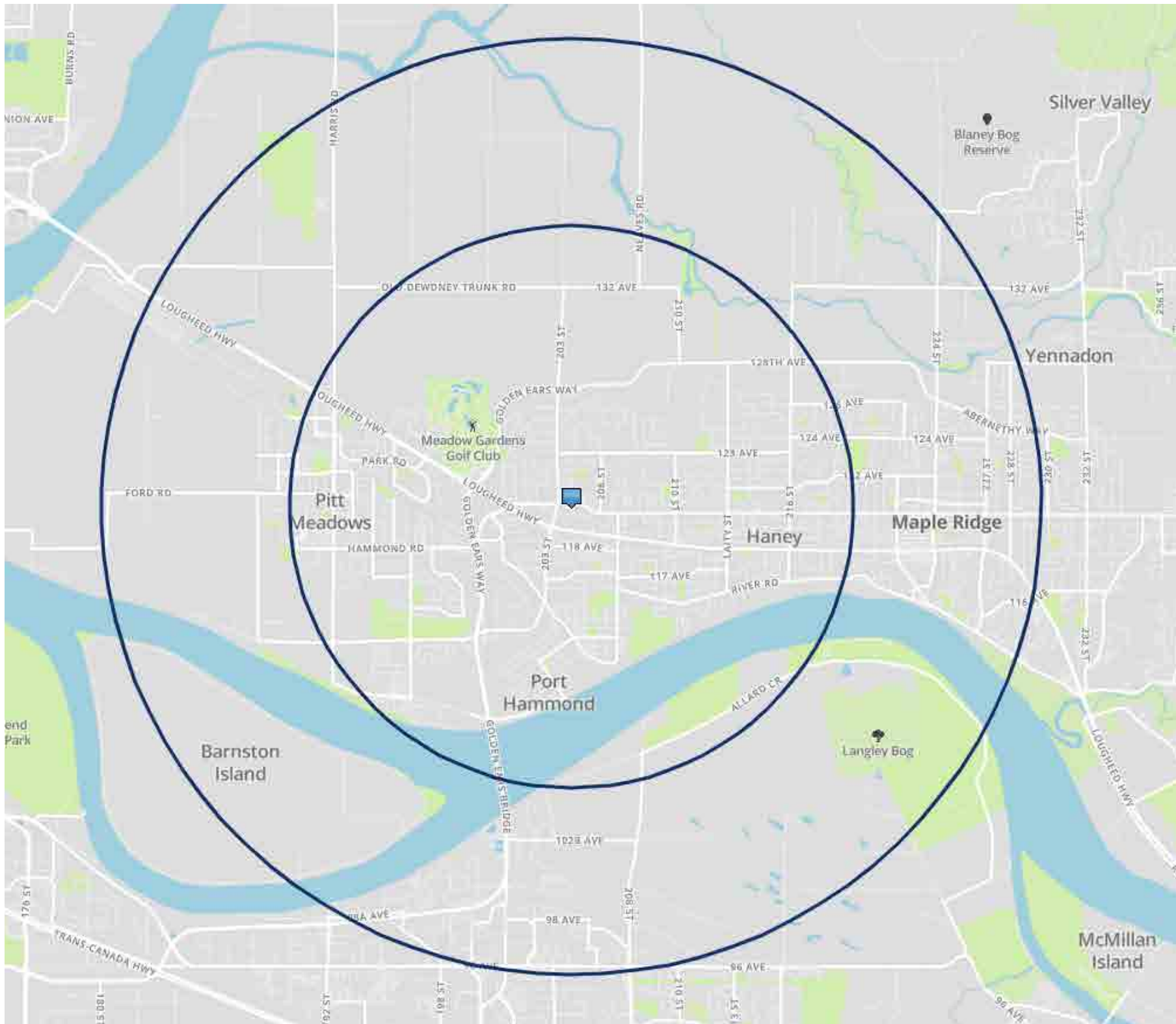


PROPERTY HIGHLIGHTS

ADDRESS	20398 Dewdney Trunk Road Maple Ridge, V2X 2E3
MAJOR INTERSECTION	Lougheed Highway and 203rd Street
GLA (SQ. FT)	170,135
NUMBER OF STORES AND SERVICES	43



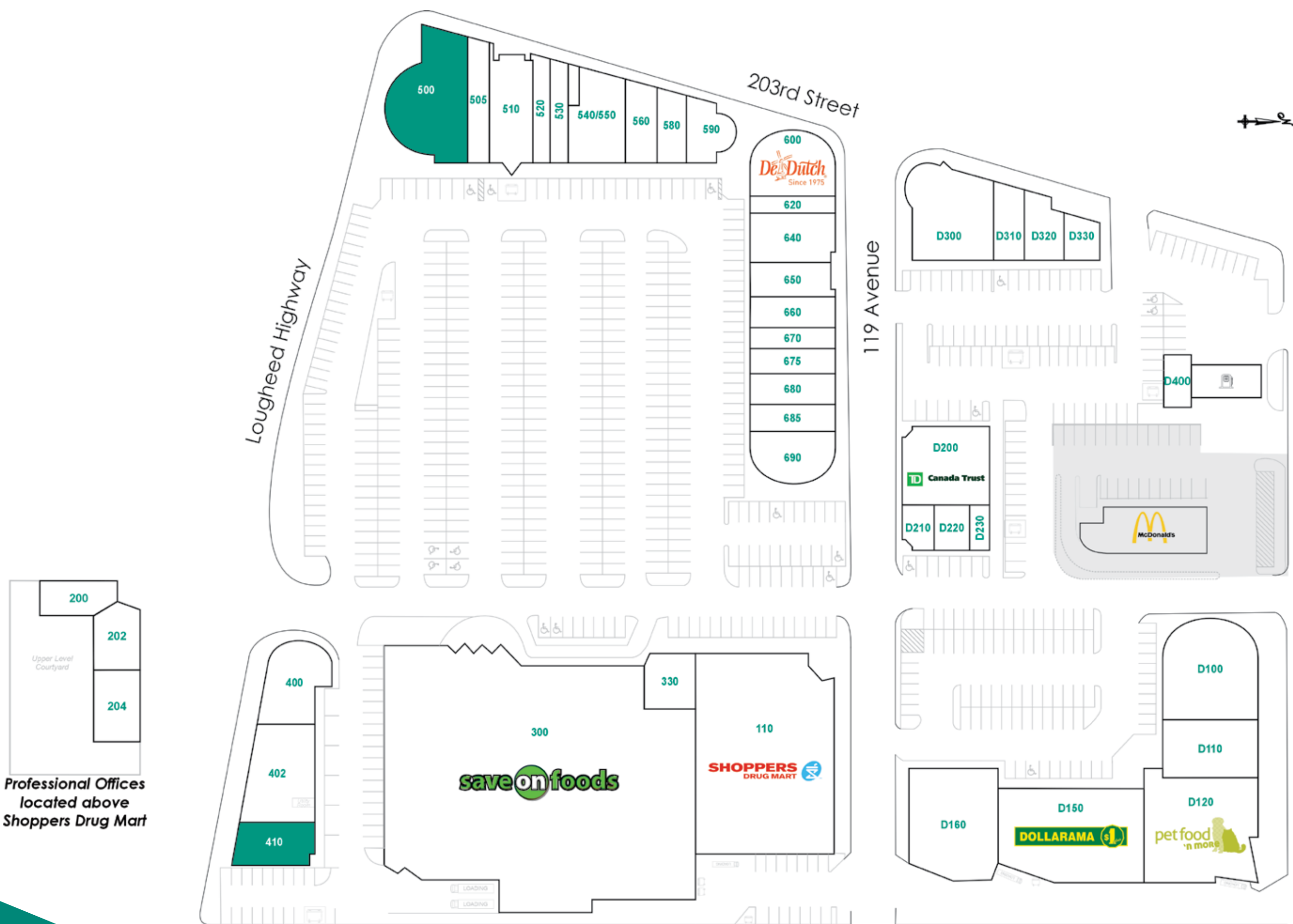
DEMOGRAPHICS



TRADE AREA (2025 ESTIMATES)

	DISTANCE	3 KM	5 KM
	FAMILIES WITH CHILDREN	48%	45%
	TRADE AREA POPULATION	42,435	70,624
	AVERAGE HOUSEHOLD INCOME	\$147,486	\$130,826

SITE PLAN AND TENANT DIRECTORY



UNIT	TENANT	SQ FT	UNIT	TENANT	SQ FT
D100	Optiks International	5,491	404	Westgate Medical Clinic	4,201
D110	The Shoe Company	3,498	410	Available	1,735
D120	Pet Food 'N More	7,897	500	Available	4,124
D150	Dollarama	8,237	505	Oxygen Yoga	2,423
D160	Westgate Liquor Store	6,226	510	Muse Cannabis	3,576
D200	TD Canada Trust	4,583	520	Chopped Leaf	1,335
D210	Westgate Flower Garden	761	530	Nailish Boutique	1,260
D220	Dona Donair	964	540 /550	Royal Lepage Elite West Realty	2,963
D230	Booster Juice	484	560	Sushi Bucks	1,746
D300	The Reach	5,193	580	H & R Block	1,350
D310	Sun Seekers Tanning Salon	1,245	590	Starbucks	1,495
D320	Amplifon	1,128	600	De Dutch Pannekoek House	3,387
D330	Domino's Pizza	976	620	Snore MD	1,115
D400	Petro Canada		640	Westland Insurance	2,158
110	Shoppers Drug Mart	16,877	650	Westgate Animal Hospital	1,675
200	Kinectiv Sport + Health	2,773	660	Westgate Dental Clinic	1,956
202	Conscious Kids Daycare	3,701	670	Great Clips	1,072
204	Sprott Shaw College of Business	4,031	675	Easyfinancial	1,598
300	Save-On-Foods	48,649	680	BCAA	1,905
330	Rogers Wireless	930	685	Barburrito Fresh Mexican Grill	1,359
400	Ban Chok Dee Thai Cuisine	2,100	690	Fatburger	1,958



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Properties

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