



# 20528 & 20580 Lougheed Highway

Maple Ridge, BC

**HANDS OFF INVESTMENT OPPORTUNITY**

**Fully leased medical centre with exposure along Lougheed Highway for sale**

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**AVISON  
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## Property details

### LEGAL DESCRIPTION

LOT 1; DL 222; NWD; PL NWP72179 &  
LOT 2; DL 222; NWD; PL LMP20045

### PID'S

004-526-490 &  
019-078-374

### TOTAL BUILDING AREA

20528 Lougheed Highway	12,124 sf
20580 Lougheed Highway	1,693 sf
<b>Total</b>	<b>13,817 sf</b>

### TOTAL SITE SIZE

1.19 acres

### ZONING

C-2 (Community Commercial)  
CD-1-92 (Medical Related)

### PROPERTY TAXES

\$83,563.45 (2024)

### 2025 ANNUAL NET OPERATING INCOME

\$492,124

### ASKING PRICE

\$11,750,000

### PROPERTY REPORTS

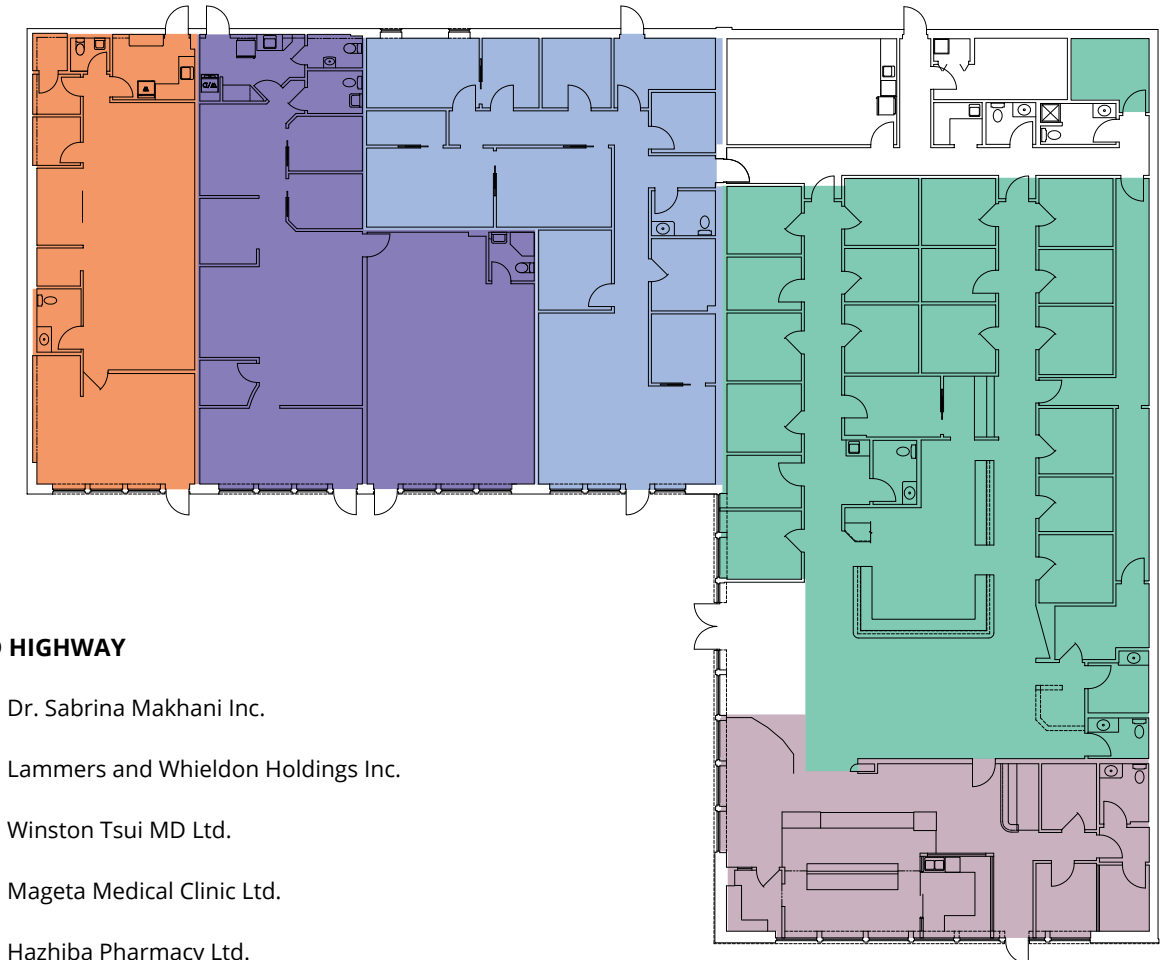
Clean Phase 2 Environmental Report  
available

## Opportunity

Avison Young is pleased to present the opportunity to acquire a fully leased medical service-oriented strip center with prominent exposure along Lougheed Highway. The subject property is well-maintained and consists of 13,817 net rentable square footage. The site is currently zoned C-2 & CD-1-92 and is designated as Flexible Employment in the Lougheed Transit Corridor Plan. This is a great opportunity for rental income appreciation with rezoning and long-term redevelopment potential.



## Floorplans

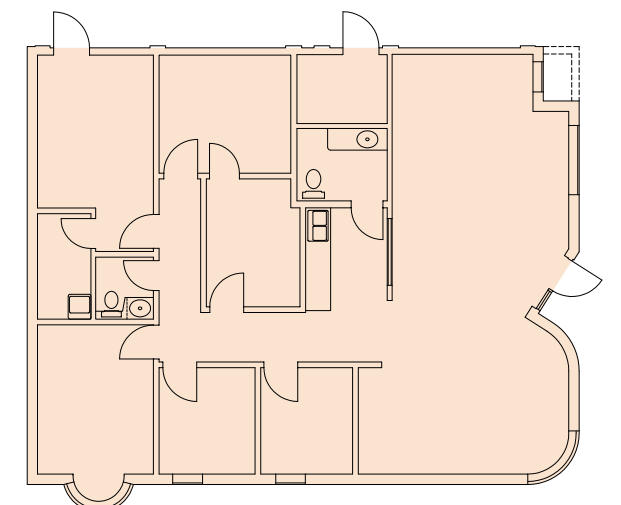


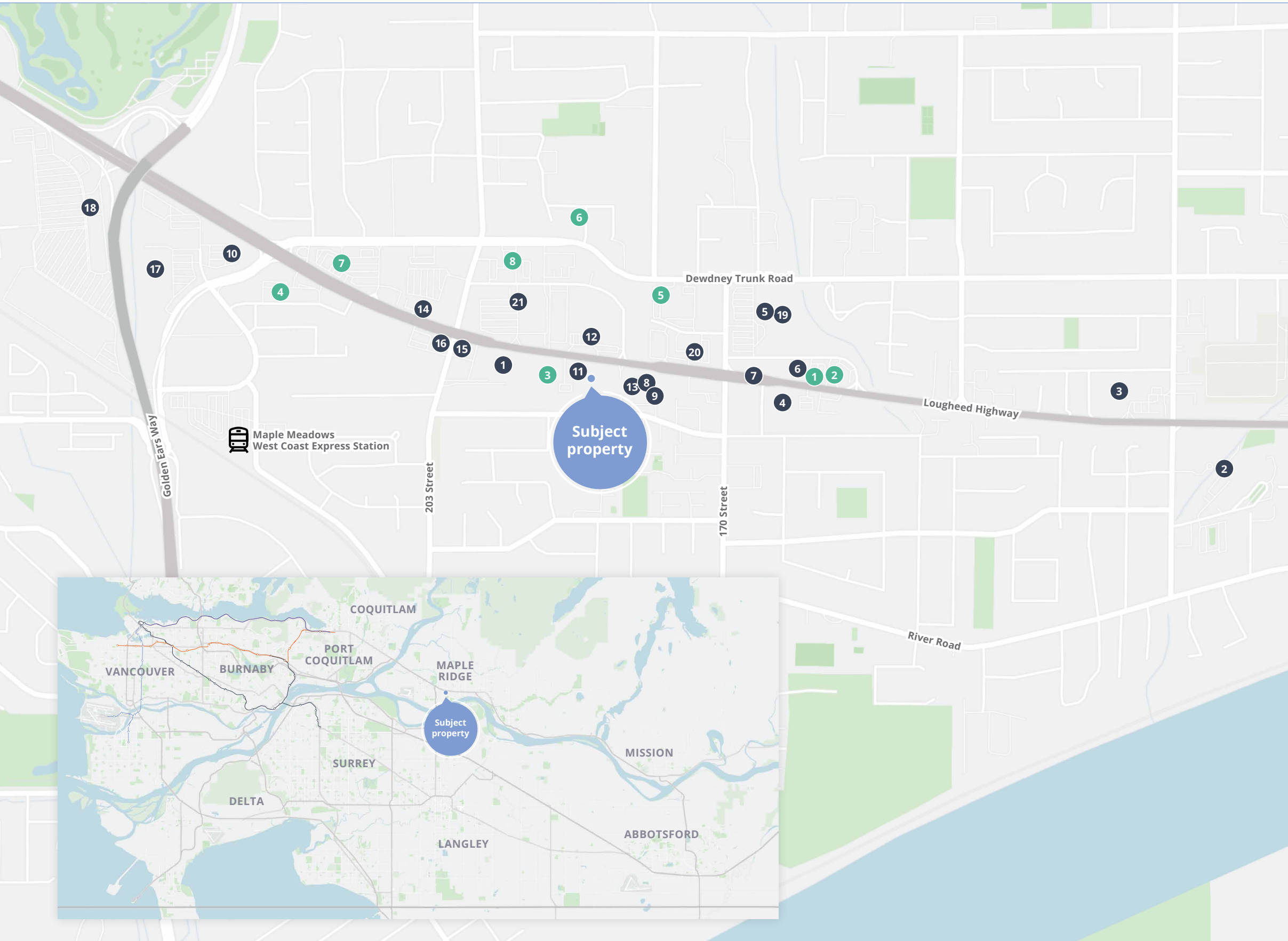
### 20528 LOUGHEED HIGHWAY

- 150 Dr. Sabrina Makhani Inc.
- 130 & 140 Lammers and Whieldon Holdings Inc.
- 120 Winston Tsui MD Ltd.
- 110 Mageta Medical Clinic Ltd.
- 100 Hazhiba Pharmacy Ltd.

### 20580 LOUGHEED HIGHWAY

- Fraser Health Authority





## Nearby amenities

### FOOD & DRINK

- 1 A & W
- 2 White Spot Maple Ridge
- 3 Browns Socialhouse
- 4 Ricky's Country Restaurant
- 5 The Keg Steakhouse + Bar
- 6 Starbucks
- 7 Tim Hortons
- 8 McDonald's

### RETAIL & SERVICES

- 1 West Coast Ford Lincoln
- 2 Ridge Meadows Hospital
- 3 RONA
- 4 Mark's
- 5 Canada Post
- 6 Kal Tire
- 7 Mr. Lube + Tires
- 8 Chevron - Gas Station
- 9 Fountain Tire
- 10 Staples
- 11 Super Save Gas Station
- 12 Triple Tree Nurseryland
- 13 Chevron - Gas Station
- 14 Volkswagen
- 15 RBC Royal Bank
- 16 Shell
- 17 Canadian Tire
- 18 Meadowtown Shopping Centre
- 19 Meadow Ridge Shopping Centre
- 20 Westridge Centre
- 21 Westgate Shopping Centre

## Demographics

	Current population	94,742
	2024 population estimate	118,000
	Five year population growth rate	9.8%

Source: City of Maple Ridge



## Investment highlights

-  100% fully leased, well-maintained property
-  New full-term leases in place
-  Rental growth with triple net leases
-  Secure long-term income from strong covenant tenants
-  Long-term redevelopment potential
-  Management fee: Approximately 5.13% of the annual base rent
-  Located within the corridor for Metro Vancouver's first new Future Bus Rapid Transit (BRT) line
-  Roof for 20580 Lougheed Highway replaced May 2022
-  Identified by TransLink's Transport 2050 as a location for future transit investment
-  Prime location within the Lougheed Transit Corridor Plan in the City of Maple Ridge
-  Municipal laneway access
-  WALE: Approximately 3.8 years

## Current zoning

C-2 (Community Commercial) zoning provides for convenience shopping and personal services to residents of surrounding neighbourhoods. Permitted uses include, but are not limited to:

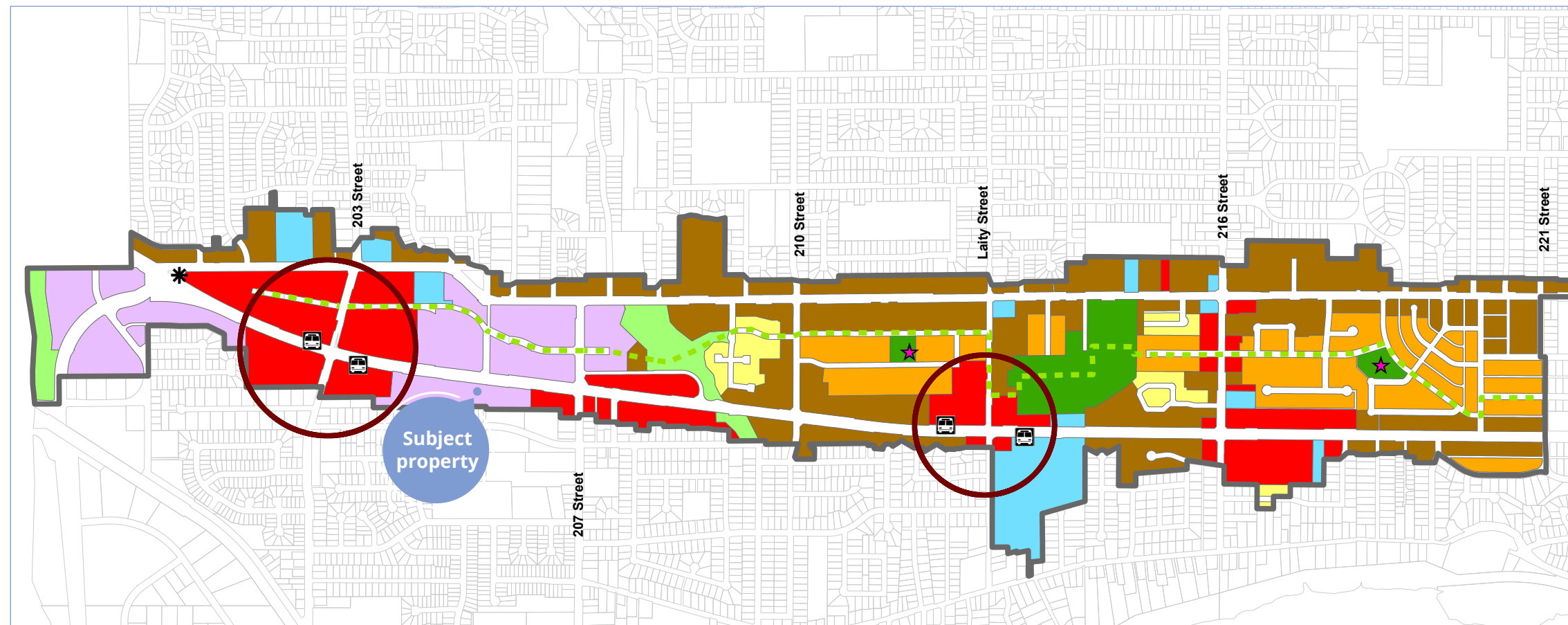
- Restaurant
- Day Care
- Retail Store
- Commercial Uses
- Recycling Depot
- Business & Personal Services
- Financial Services

## The Lougheed Transit Corridor + Bus Rapid Transit (BRT)

The Property is within the Lougheed Transit Corridor Area Plan, which provides a framework for growth and development in the area. Its purpose is to promote local jobs in proximity to an established transportation network and existing residential neighbourhoods.















The Bus Rapid Transit (BRT) line from Langley Centre to Haney Place is enhancing transit service for the region, providing a more viable alternative to destinations across the Metro Vancouver region and reducing the need for a personal vehicle. This BRT line is anticipated to be operational by 2027.

Identified as a major transit growth corridor in TransLink's Transport 2050 plan, the Lougheed Highway corridor is primed for substantial growth. This area is poised to become a thriving hub of residential and commercial activity.



Source: Lougheed Transit Corridor Concept Plan

### LEGEND

- |   |  |   |   |
|---|--|---|---|
|  Landmark Feature      |  Study Area Boundary  |  Park                                  |  Corridor Node |
|  Neighbourhood Park    |  Commercial Mixed-Use |  Transit Corridor Multi-Family         |   |
|  R3 Bus Stop           |  Flexible Employment  |  Local Residential Infill              |   |
|  Off-Lougheed Greenway |  Institutional        |  Intensive Attached Residential Infill |   |
|   |  Conservation         |   |   |





## Contact for more information

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