



CRESTWOOD



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11300 PAZARENA PLACE | MAPLE RIDGE, BC

OFFERING OVERVIEW

On behalf of Polygon Crestwood Homes Ltd. ("Polygon"), Cushman & Wakefield ULC ("C&W") is pleased to present to the investment market, a 100% freehold interest in Crestwood, located at 11300 Pazarena Place, Maple Ridge, collectively referred to as the "Property". The Property is improved with 24 large rental units overtop an operating daycare at grade, situated adjacent to the Lougheed Highway and the Provenance Townhome Community.

Crestwood features 18,491 square feet of residential net rentable area consisting of 24 units: 2 one-bedrooms, 8 one-bedrooms and dens, 6 two-bedrooms, 6 three-bedrooms, and 2 three-bedrooms and dens with an average unit size of 770 square feet. In addition, Crestwood includes a fully leased daycare facility comprised of 7,173 square feet of commercial net rentable area with a fenced outdoor space of 4,430 square feet. The Property is 100% occupied and was built in 2024 by Polygon, known for its meticulous construction practices, and unwavering attention to detail.

INVESTMENT HIGHLIGHTS



ELIGIBLE FOR CMHC FINANCING

The Property qualifies for CMHC financing, offering a rare opportunity to acquire a high-quality, new mixed-use project, with an attractive capitalization rate relative to the borrowing rate.



REPUTABLE & WELL-RECOGNIZED DEVELOPER

As one of British Columbia's leading homebuilders, the Polygon family of companies has built more than 34,000 homes throughout Metro Vancouver.



STABILIZED INCOME WITH A LONG-TERM DAYCARE TENANT

Fully stabilized asset with market-rate rents in place. Includes a state-of-the-art daycare facility on a long-term lease with annual escalations, supported by strong local demand.



CONDOMINIUM-STYLE FINISHES

Crestwood is built to condo quality, featuring modern design elements, energy-efficient windows, in-suite laundry, luxurious bathrooms, and high-end kitchens with premium finishes and appliances.



HIGHLY AMENITIZED BUILDING

The property features an in-building fitness studio, state-of-the-art daycare, secure underground parkade, level 2 EV charging available, and access to lush greenery with an integrated trail network just steps away.





BUILDING FEATURES

GENERAL

- In-building fitness studio
- Level 2 EV charging
- Greenery including planted pathways, an integrated trail network, protected conservation areas and access to a future city park currently under construction.

DISTINGUISHED INTERIORS

- Electric baseboard heating with individually controlled thermostats
- Rich and durable wood-like flooring (vinyl plank)
- Low-E, double-glazed, thermally broken vinyl windows improve energy efficiency and ensure ideal indoor temperatures year-round

GOURMET KITCHENS

- Coordinated and sleek stainless steel Whirlpool appliances: – 18 cubic foot stainless steel refrigerator– 30” slide-in electric range with ceramic glass cooktop– Stainless steel dishwasher– Convenient over-the-range microwave and hood fan unit

THOUGHTFUL TOUCHES

- Homes come with stacking washer/dryer
- Convenient key fob access to the building, the parkade and all common areas

SAFETY & SECURITY

- A dedicated and secured underground parkade with security cameras and emergency buttons
- Smoke detectors and fire sprinklers are installed in all homes and common areas

SALIENT DETAILS

Address	11300 Pazarena Place, Maple Ridge, BC
PID	030-627-788
Suite Mix	
• 1-Bedroom	2
• 1-Bedroom + Den	8
• 2 Bedroom	6
• 3 Bedroom	6
• 3 Bedroom + Den	2
• Total Residential Units	24
Lot Area	25,575 sf
Parking Stalls	
• Residential Stalls	26
• Commercial Stalls	31
• Visitor Stalls	5 Residential and 2 Shared EV Stalls
Residential Rentable Area	18,491 sf
Daycare Rentable Area	7,173 sf+ Outdoor Space (4,430 sf)
Utility Sub-metering	Water, Electricity
Zoning	C-1
Average Rent PSF	\$3.30
Expenses Per Suite Per Annum	\$7,657
Daycare Lease Rate	\$44/sf NNN (\$1 Annual Escalations)
Year 1 NOI	\$896,357
List Price	\$18,400,000
Cap Rate	4.87%
Sale Type	Asset Sale



CRESTWOOD



SUBJECT PROPERTY

11300 Pazarena Place

DOWNTOWN
MAPLE RIDGE

TELOSKY STADIUM

GOLDEN EARS ELEMENTARY

THOMAS HANEY SECONDARY SCHOOL

MAPLE RIDGE LAWN BOWLING CLUB

MAPLE RIDGE TENNIS CLUB

PROVENANCE DEVELOPMENT

LOUGHEED HIGHWAY

FUTURE PARK

PROVENANCE DEVELOPMENT

HAVA CHILDCARE ACADEMY

UNBEATABLE LOCATION FOR MODERN LIVING

Ideally located near all the amenities of the Town Centre, with seamless access to parks, schools, and scenic trails. Conveniently situated near Lougheed Highway and Haney Bypass, just a 20-minute drive to the Golden Ears Bridge for travel to the Fraser Valley, or Highway 7 to Vancouver and surrounding areas.

WALK TIMES:

Telosky Stadium	5 minutes	EB 116 Ave @ Lougheed Hwy (Bus Stop)	10 minutes
Southbound Lougheed Hwy @ 116 Avenue (Bus stop)	8 minutes	Thomas Haney Secondary School	10 minutes
Numerous Hiking Trails	10 minutes	Golden Ears Field	15 minutes
WB 116 Ave @ Lougheed Hwy (Bus Stop)	10 minutes	ValleyFair Mall	20 minutes

DRIVE TIMES:

Downtown Maple Ridge	3 minutes	Golden Ears Provincial Park	15 minutes
West Coast Express (Port Haney Station)	4 minutes	Alouette Lake	18 minutes
Golden Ears Bridge	10 minutes	Downtown Vancouver	40 minutes

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