

22753 - 22759 DEWDNEY TRUNK ROAD

MAPLE RIDGE, BC

*Highly visible CS 1 Service Commercial
Opportunity Offering Strong Vehicular
Exposure, Convenient Access,
And Significant On-Site Parking for
Auto Oriented and Service-Based Users.*

COMMERCIAL SPACE FOR LEASE



THE LOCATION

Situated within the historic downtown, the site enjoys consistent drive-by exposure and a steady consumer draw from the surrounding trade area. The property benefits from excellent exposure on Dewdney Trunk Rd with 42,546 VPD. Its positioning allows tenants to capture both local and commuter traffic, enhancing day-to-day convenience for customers and staff alike. Clear sightlines and prominent frontage contribute to visibility from the street, supporting brand recognition and wayfinding. Tenants benefit from proximity to a range of complementary amenities, including retail services, food and beverage options, and everyday conveniences. Nearby residential neighbourhoods provide a reliable customer base, while close access to employment areas supports daytime traffic. On-site parking is designed to accommodate customer and staff needs, supporting short-term visits as well as longer dwell times where required by use. The parking layout allows for straightforward circulation and ease of access, an important factor for service-oriented and auto-focused businesses. This convenience enhances the overall customer experience and reduces friction for high-frequency users.

FEATURES

- On-site Parking 22 parking stalls
- High Exposure On Dewdney Trunk Rd 42,546 VPD
- Ceiling height TBC
- Signage opportunities

TOTAL AREA

1,995 SF

ADDITIONAL RENT

\$34,236.80

LEASE TERM

Flexible

NET RENT

Please contact listing brokers

ZONING

Service Commercial

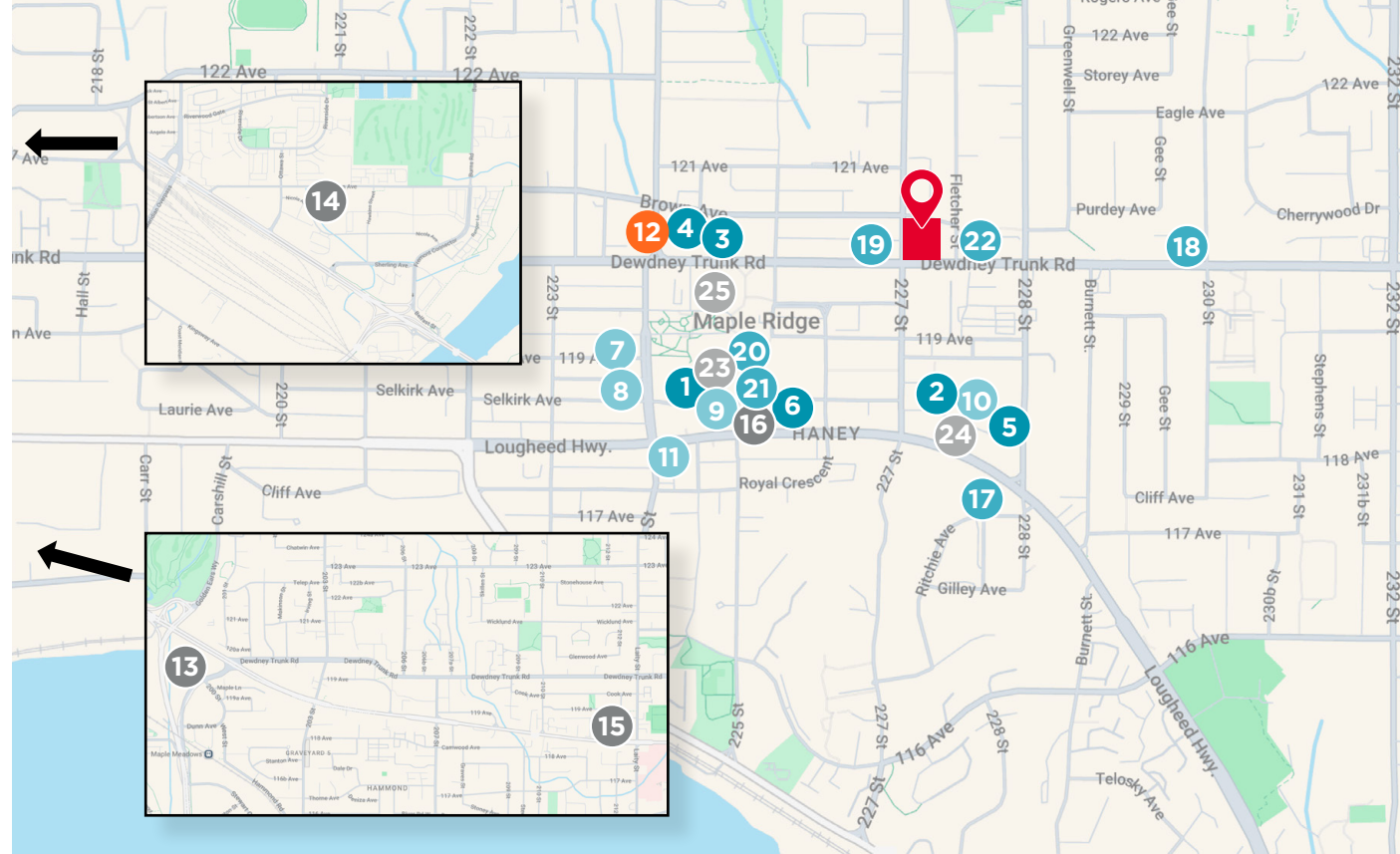
AVAILABILITY:

January 1st 2027



SALIENT DETAILS

	22753 Dewdney Trunk Road	22759 Dewdney Trunk Road
PID	011-333-316	000-984-795
LAND USE	Mid to High Rise 3-20 Storeys	Mid to High Rise 3-20 Storeys
LOT AREA	9,400 SF	9,900 SF
ZONING	Service Commercial Zone	Service Commercial Zone
GROSS TAXES	\$15,754.86	\$13,481.85



AMENITIES



Grocery & Daily-Needs Anchors

- 1 Walmart Supercentr
- 2 Save-On-Foods
- 3 No Frills
- 4 Shoppers Drug Mart
- 5 London Drugs
- 6 Dollarama



Financial Institutions

- 7 CIBC
- 8 RBC Royal Bank
- 9 Scotiabank
- 10 TD Canada Trust
- 11 BMO Bank of Montreal



Restaurants & Quick-Service (National / Regional)

- 17 McDonald's
- 18 Tim Hortons
- 19 Starbucks
- 20 Subway
- 21 Domino's Pizza
- 22 Papa John's Pizza



Big-Box, Home & Specialty Retail

- 12 PetSmart
- 13 Canadian Tire
- 14 The Home Depot
- 15 RONA
- 16 Sherwin-Williams



Major Retail & Commercial Nodes

- 23 Haney Place Mall
- 24 ValleyFair Mall
- 25 Maple Ridge Town Centre

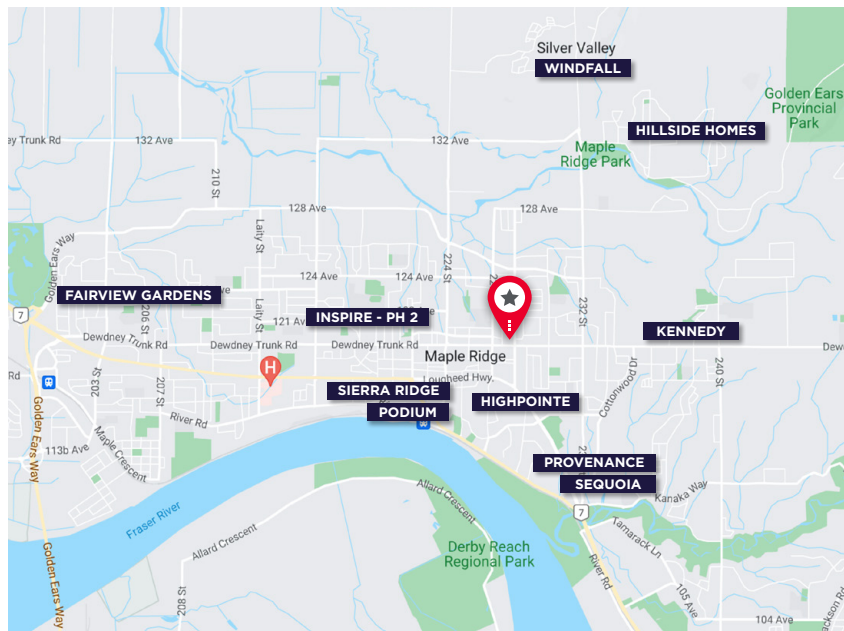
ZONING & PERMITTED USES

- Automobile service station (including fuel sales)
- Car wash
- Convenience store
- Drive in or drive through restaurant
- General commercial use
- Liquor store
- Restaurant
- Retail store
- Vehicle sales or rental
- Vehicle repair or service
- Veterinary clinic
- Warehouse

DEMOGRAPHICS

	1 KM	3 KM	5 KM
POPULATION	14,747	48,835	78,539
POPULATION GROWTH (2016-2021)	9.5%	6.3%	6.0%
PROJECTED POPULATION GROWTH (2021-2026)	7.2%	5.4%	5.5%
MEDIAN AGE	47.5	42.6	41.3
AVG. HOUSEHOLD INCOME	\$77,663	\$107,315	\$119,809

RETAIL MAP



TRAFFIC COUNT

2024

Average volume on segment

YoY Change



42,546 vehicles per day

20.2%

5k before noon, 9k after noon

2023 to 2024

21,468 / day

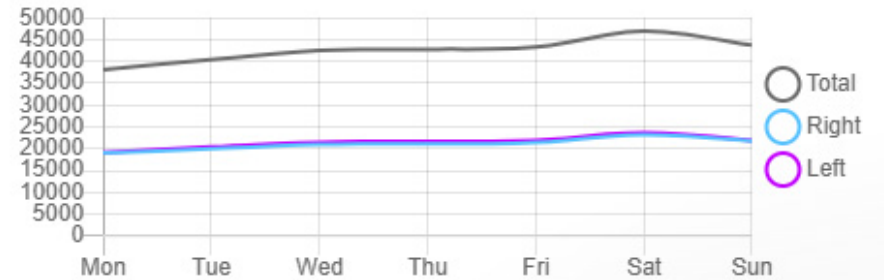


21,079 / day

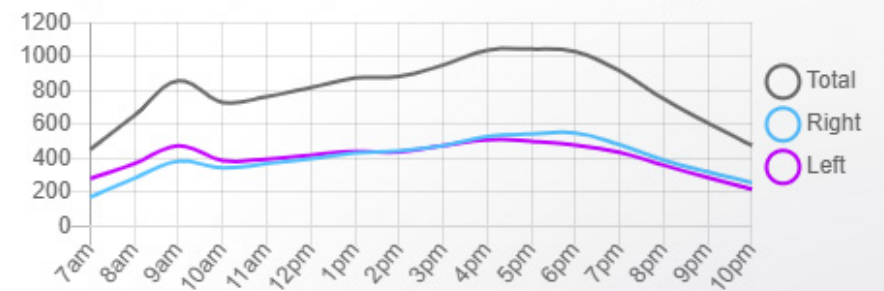
Left side of road

Right side of road

Average volume by day of week



Average volume by hour (America/Toronto, for all days)



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FOR MORE INFORMATION, CONTACT:

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