

Westgate Centre

20395 Lougheed Hwy, Maple Ridge, BC

1,735 SF Retail Space Available for Sublease or Assignment
(Former Bank Branch)



Banking client has undertaken a comprehensive analysis of its retail network and has flagged that there is excess market coverage in certain retail nodes. This excess market coverage has allowed the Bank the opportunity to bring prime real estate space to market for sublease or assignment.

Surrounding Retailers

Save-On-Food
Shoppers Drug Mart
Dollarama
McDonalds
TD Bank

BCAA
Fat Burger
Starbucks
Westgate Dental

For More Information

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[Click here for 3D Property Tour](#)

SITE DETAILS

Area:	1,735 SF
Asking Net:	Call Listing Agent
Operating CAM Costs:	\$17.34 PSF
Sublease Term:	May 31, 2027

PROPERTY HIGHLIGHTS

- Located within Westgate Centre
- High profile location
- Ample parking
- End-Cap location
- Professional Managed by BGO



1,735 SF



Demographics



Avg. Household Income
\$135,543



Household Population
32,530



Daytime Population
23,557

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*Sales Representative **Broker