



COMMUNITY PROFILE

Maple Ridge, British Columbia

Overview

Maple Ridge is poised for unprecedented growth. With 266 square kilometers of the most affordable land in the region, a trading area population in excess of a million and \$1 billion of new bridge connections to Metro Vancouver and the Fraser Valley we're primed and ready for investment. Ranked '#5 Top Investment City' and once again '#2 top BC Investment Town' and 'the place to live for lifestyle' by the Real Estate Investment Network (REIN). Affordable, accessible Maple Ridge. Come here – go far.

Population Data

Local Community	75,051
Projected Population (2040*)	132,000
30 minute Commute Population (2006)	926,400
30 minute Commute Population (2040*)	1,742,000

Source: BC Stats, Metro Vancouver RGS (*projected)

Income (average annual)

Average Household	\$ 91,696
Average Family	\$100,489
Average Per Capita	\$ 33,638

Source: Financial Post Canadian Demographics 2011

Home Language (by % of population)

English	93.64%
Korean	0.73%
Punjabi	0.58%
Chinese	0.40%
French	0.28%

Source: Financial Post Canadian Demographics 2011

Unemployment Rate (region)

Average unemployment	7.3%
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Source: BC Stats, Oct 2010

Labour Force

Local Community	37,665
30-minute Commute	335,000

Source: 2006 Statistics Canada

Largest Employment Sectors

Retail Trade	12.2%
Health Care and Social Assistance	10.7%
Manufacturing	10.5%
Construction	9.6%
Educational Services	6.9%
Accommodations, Food & Beverage	6.5%
Transportation and Warehousing	5.9%
Professional, Scientific & Tech. Services	4.5%

Source: Statistics Canada 2006

Top 10 Employers (ranked by # of employees)

School District #42	1,673
Ridge Meadows Hospital	1,343
District of Maple Ridge	610
Overwaitea Food Group	495
Fraser Regional Corrections	247
Arcus Community Resources	200
Safeway Maple Ridge	196
West Coast Auto Group	175
Waldun Forest Products	165
Lordco Auto Parts	150

Building Permit Values (total annual)

Year	Value (\$000)
2010	147,405
2009	91,726
2008	145,786
2007	169,017
2006	253,988

Housing Values

Median Single Detached Home Cost*	\$449,500
Average New Detached Home**	\$572,000
Avg. 2 Bedroom Rental/Month	\$ 850

Source: *REBGV, Sept 2010 **CMHC, Aug 2010

Investment Summary (construction 2005 – 2010 in \$CAD)

Commercial	\$22,816,600
Industrial	\$20,066,100
Institutional	\$29,938,880
Residential	\$95,926,200
Public Works/Other	\$96,869,780
Total:	\$265,616,780

Highways

Located on Highway 7 (Lougheed Highway)
10 minutes north of Highway 1 (Trans Canada Highway)

Land

With an abundance of available industrial (405 hectares), underutilized or vacant commercial (60 hectares), residential and agricultural land at some of the most affordable rates in Metro Vancouver; Maple Ridge is attracting significant interest from investors and developers.

Airports/ Driving Time

YVR (Vancouver International)	55 minutes
YXX (Abbotsford International)	30 minutes
YPK (Pitt Meadows Regional)	10 minutes

Key Target Investment Sectors

Advanced Technology
Post Secondary Education
Tourism
Agriculture

Contact

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