

FREMONT VILLAGE

SHOPPING CENTRE



LIVE. SHOP. THRIVE

DISCOVER THE HEART OF FREMONT VILLAGE



DRIVE-THRU OPPORTUNITY

879 Sherling Avenue | Port Coquitlam, BC

2,546 SF

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SHOPPING CENTRE

THE OFFERING

CBRE is pleased to present a prime drive-thru retail opportunity at 879 Sherling Avenue. Located within the master-planned Fremont Village, this highly visible retail unit offers an exceptional opportunity for retailers and quick-service operators seeking to establish a presence in a thriving commercial area. The property benefits from excellent exposure, convenient access to major transportation routes, and strong traffic volumes. Tenants will benefit from proximity to major anchor retailers, including Walmart, Canadian Tire, Urban Barn, Visions Electronics, Mark's, and Shoppers Drug Mart, among others. Additional advantages include ample on-site parking, prominent signage opportunities, and access to on-site residential units, creating a built-in customer base and enhancing convenience for both businesses and consumers.

DETAILS

- ADDRESS

879 Sherling Avenue, Port Coquitlam, BC
- AVAILABLE

November 1, 2026
- SIZE

2,546 SF
- LEASE RATE

Contact Listing Agents
- ADDITIONAL RENT

\$16.00 PSF (2026 est.)

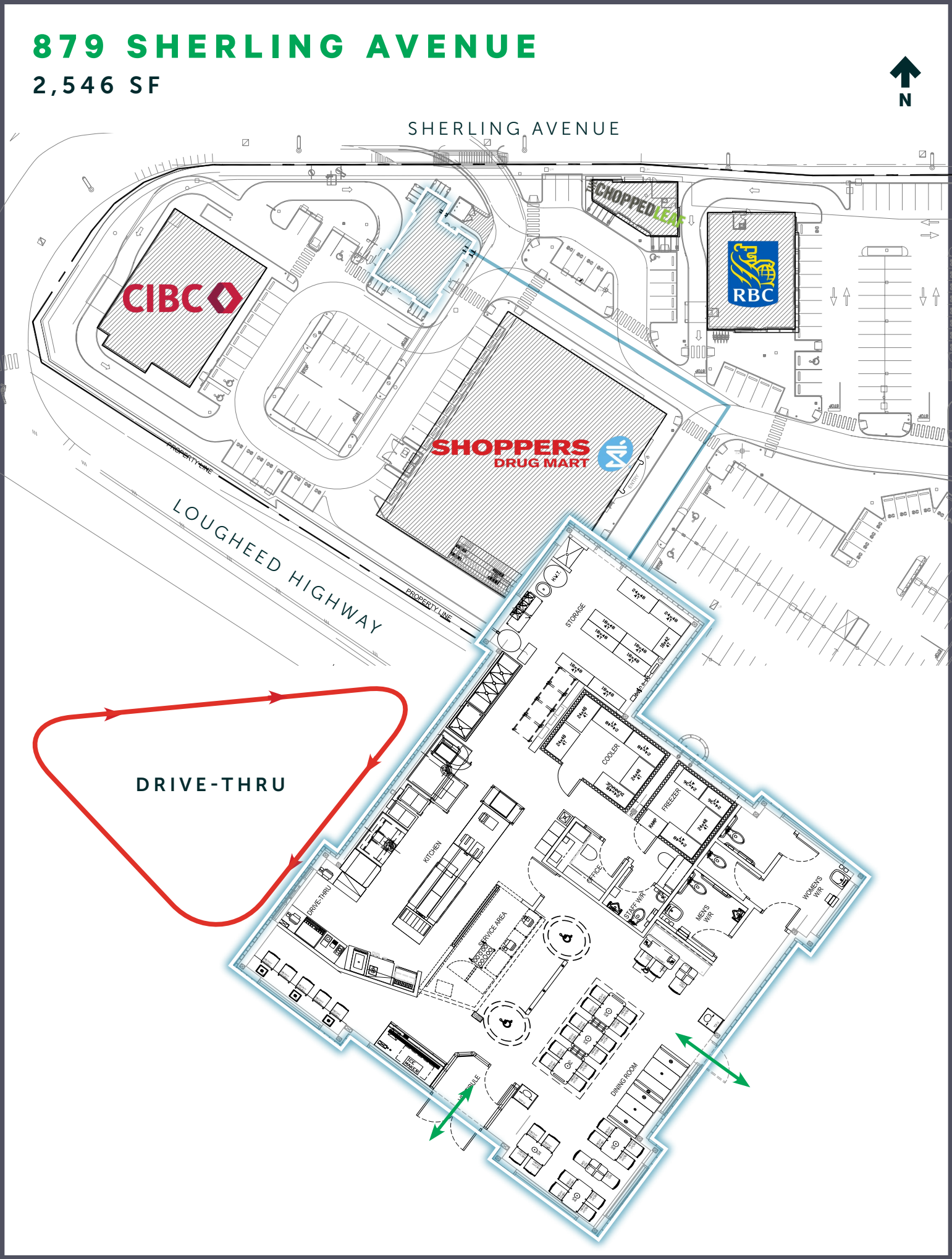
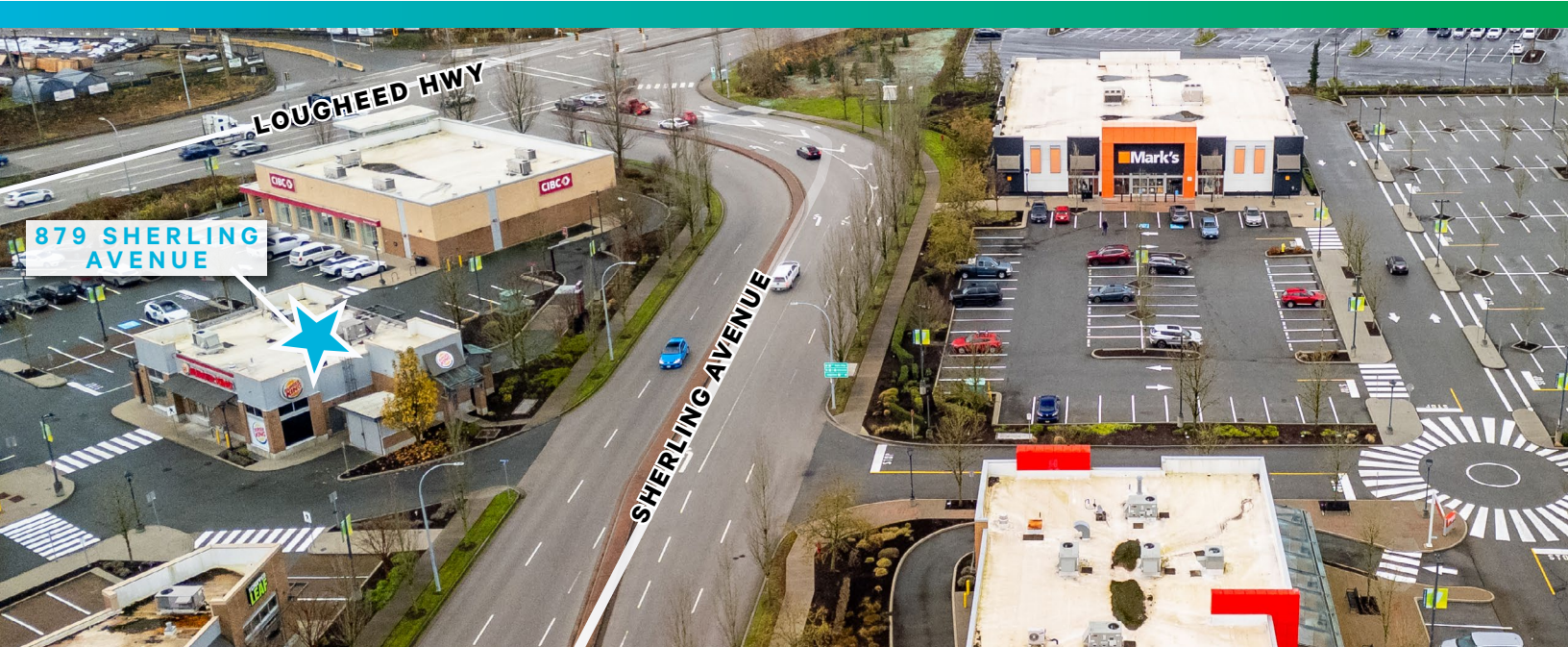
- ZONING

Comprehensive Development Zone 31 (CD31)
- NEW RESIDENTIAL

Approximately 200 Units
- PARKING

Ample surface parking
- HVAC

1 ton/300 SF / 200-amp-600V / Domestic cold 2"
- Sanitary - 6" (to be updated)





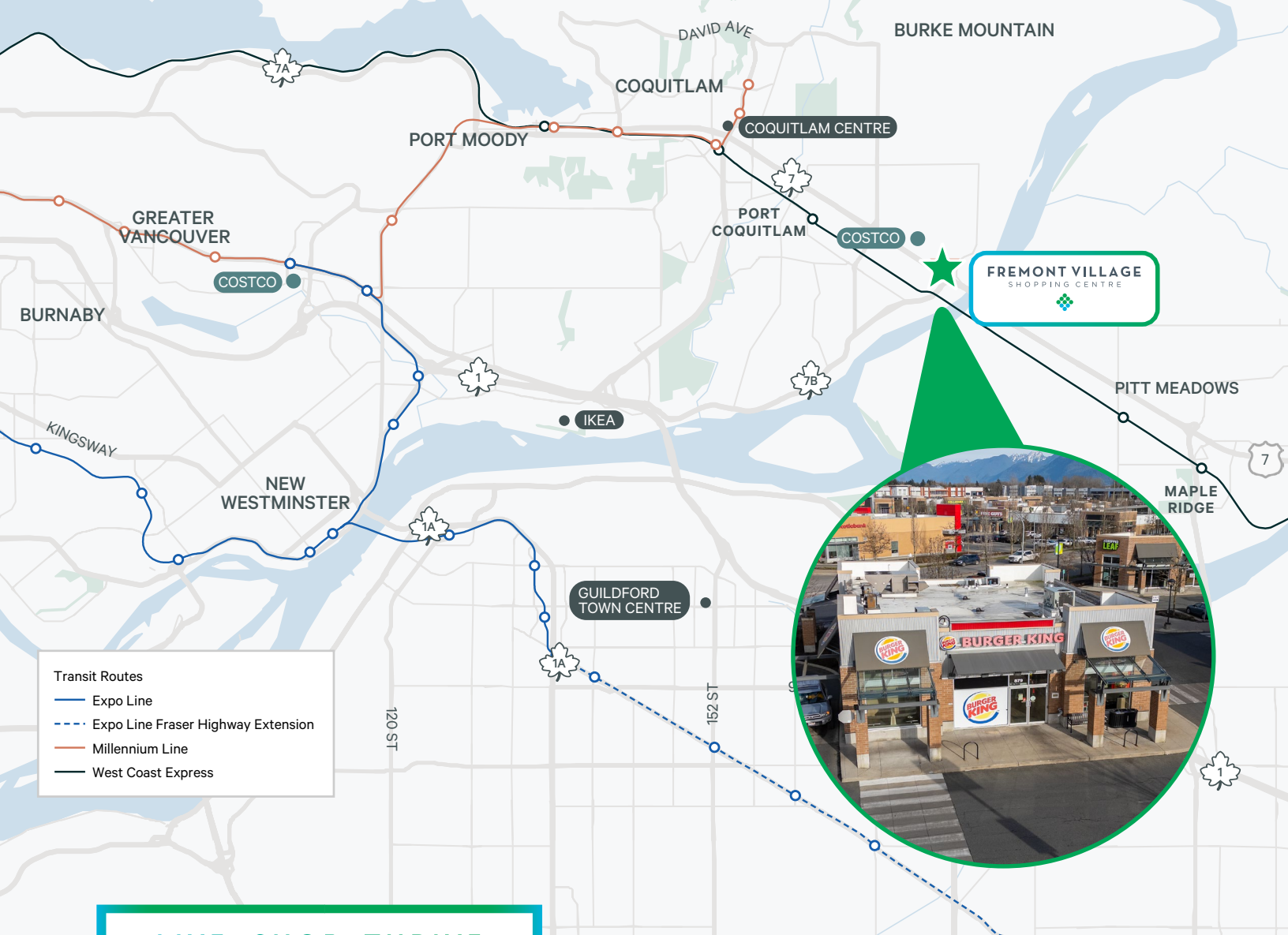


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AREA DEMOGRAPHICS

DRIVE TIME	10 MIN	20 MIN
BUSINESSES	3,649	16,013
DAYTIME WORKING POP.	61,929	299,574
2024 TOTAL POPULATION	141,878	740,560
PROJ. GROWTH (5 YEAR)	10.1%	9.4%
AVG. HOUSEHOLD INCOME	\$131,016	\$131,261
MEDIAN AGE	40.1	39.1





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BUILDING INNOVATIVE REAL ESTATE FOR HALF A CENTURY

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