

Only 4 units remaining!

Retail Strata For Sale

Monaco

1350 Johnston Road, White Rock, BC

Rare. Luxurious. Exclusive. This is Monaco.

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MONACO
ELEVATED LIVING

a quality development by
solterra

Colliers

Accelerating success.

Opportunity

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Exciting opportunity to own units from 884 - 2,337 SF +/- of commercial space at the crest of the hill in White Rock's Lower Johnston Road neighbourhood.

Key Details

Municipal Address	1350 Johnston Road, White Rock, B.C.
Current Legal Address	PID: 030-627-834 Lot A Section 11 Township 1 New Westminster District Plan EPP84561
Intended Legal Address	PID: "TBD" Air Space Parcel 2 Section 11 Township 1 New Westminster District Air Space Plan EPP "TBD"
Building	Mixed use residential and commercial building
Proposed Ownership	Strata
Parking	1 parking stall per commercial strata unit is included in the price. Stalls are located on P2. 2 additional parking spaces available at \$35,000 per space
Storage	5 larger units @ \$8,000/each plus 1 smaller unit @ \$5,000 (limit 1 per purchaser)
Additional Public Parking	27 pay parking stalls to be located on P1
Estimated Completion	Fall 2024
Zoning	CD 58 Zone – Allows for retail service group 1 uses, licensed establishments (including liquor and food primary) as well as medical and dental clinics.
Loading	2 commercial bays
Commercial Bike Storage	6 spaces



Monaco

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Monaco is award winning Solterra Group of Companies latest project. Located at the crest of the hill in White Rock's Lower Johnston Road neighbourhood, it offers the perfect combination of proximity to urban conveniences and a sophisticated setting. The development will be 13 stories on completion estimated in the Fall of 2024 consisting of 97 one to three bedroom luxurious residential units and just over 10,000 square feet of ground floor commercial space. The residential is over 90% sold!








Commercial Features

- Thoughtfully designed by a developer with extensive experience creating commercial space
- Expansive storefront glazing
- Fantastic signage opportunities
- Assigned parking
- 27 public parking spaces
- Commercial loading
- Access to natural gas
- Commercial bike storage available
- 200 amp electrical panel in each space (with potential to increase)
- Capability for kitchen exhaust
- One heating and cooling fan coil unit (1 ton per 240 SF of ground floor area)

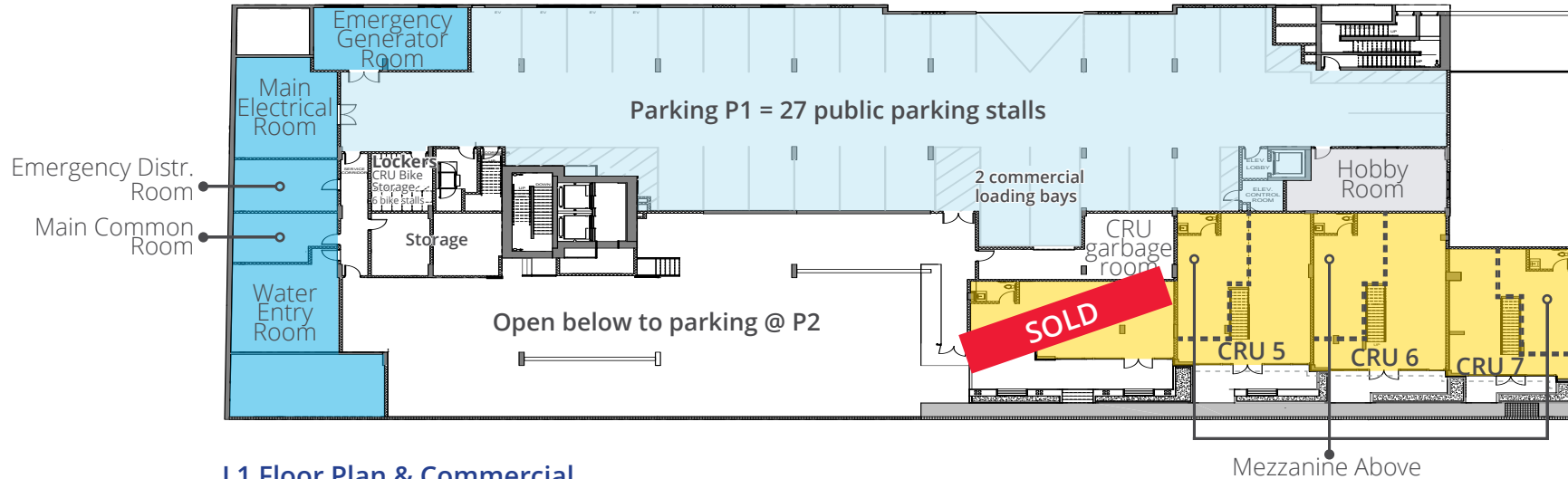


Site Plans

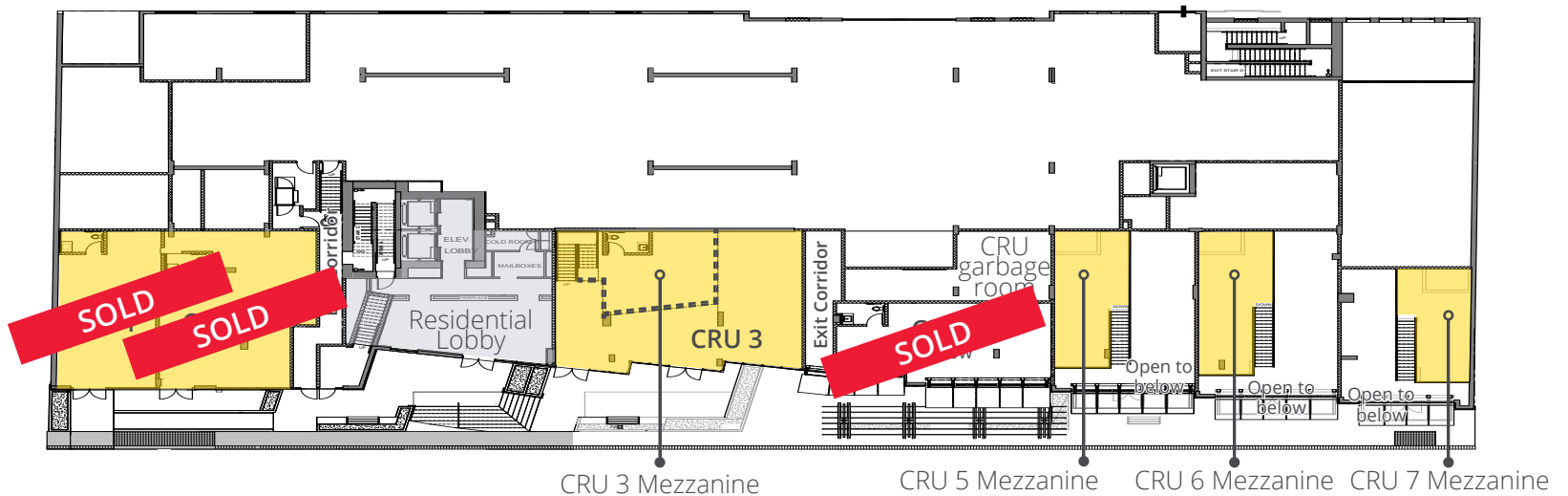
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	Commercial		Building Common				Mezzanine
	Parking		Residential				

P1 Parking & Commercial



L1 Floor Plan & Commercial



Pricing

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CRU #	Main Floor Area (SF +/-)	Mezzanine Area (SF +/-)	Total Area (SF +/-)	Main Floor (\$/PSF)	Main Floor (\$)	Mezzanine (\$/PSF)	Mezzanine (\$)	Interim Fee Schedule (monthly)	Total Price (\$)
1	884.80	-	884.80	\$1,343.58	\$1,188,800	-	-	\$713.61	\$1,902,400
2	1,233.50	-	1,233.50	\$1,296.15	\$1,598,800	-	-	\$1,000.79	\$2,599,599
3	1,823.40	514.50	2,337.90	\$1222.33	\$2,228,800	\$579.20	\$298,000	\$1,888.44	\$2,526,800
4	907.40	-	907.40	\$1,354.20	\$1,228,800	-	-	\$731.01	\$1,960,000
5	1,204.50	505.90	1,710.40	\$1,319.05	\$1,588,800	\$628.58	\$318,000	\$1,383.70	\$1,906,800
6	1,229.20	514.50	1,743.70	\$1,300.68	\$1,598,800	\$623.91	\$321,000	\$1,409.81	\$1,919,800
7	948.30	409.00	1,357.30	\$1,327.43	\$1,258,800	\$613.69	\$251,000	\$1,096.52	\$1,509,500

Neighbourhood

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White Rock's Lower Johnston neighbourhood is a lively and amenity rich area with some of the city's "best in class" restaurants, cafes and shopping. With significant pedestrian traffic, transit, established business and residential population; this is a great place to live and for your business to thrive.

5-minute Drive Time	2021	2026	Annual Increase
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Population	95,270	102,864	3%
Number of Households	38,590	41,638	2.4%
Average Household Income	\$131,650	\$149,242	-

10-minute Drive Time	2021	2026	Annual Increase
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Population	141,529	151,528	3%
Number of Households	53,342	57,204	2.6%
Median Household Income	\$136,903	\$155,387	-

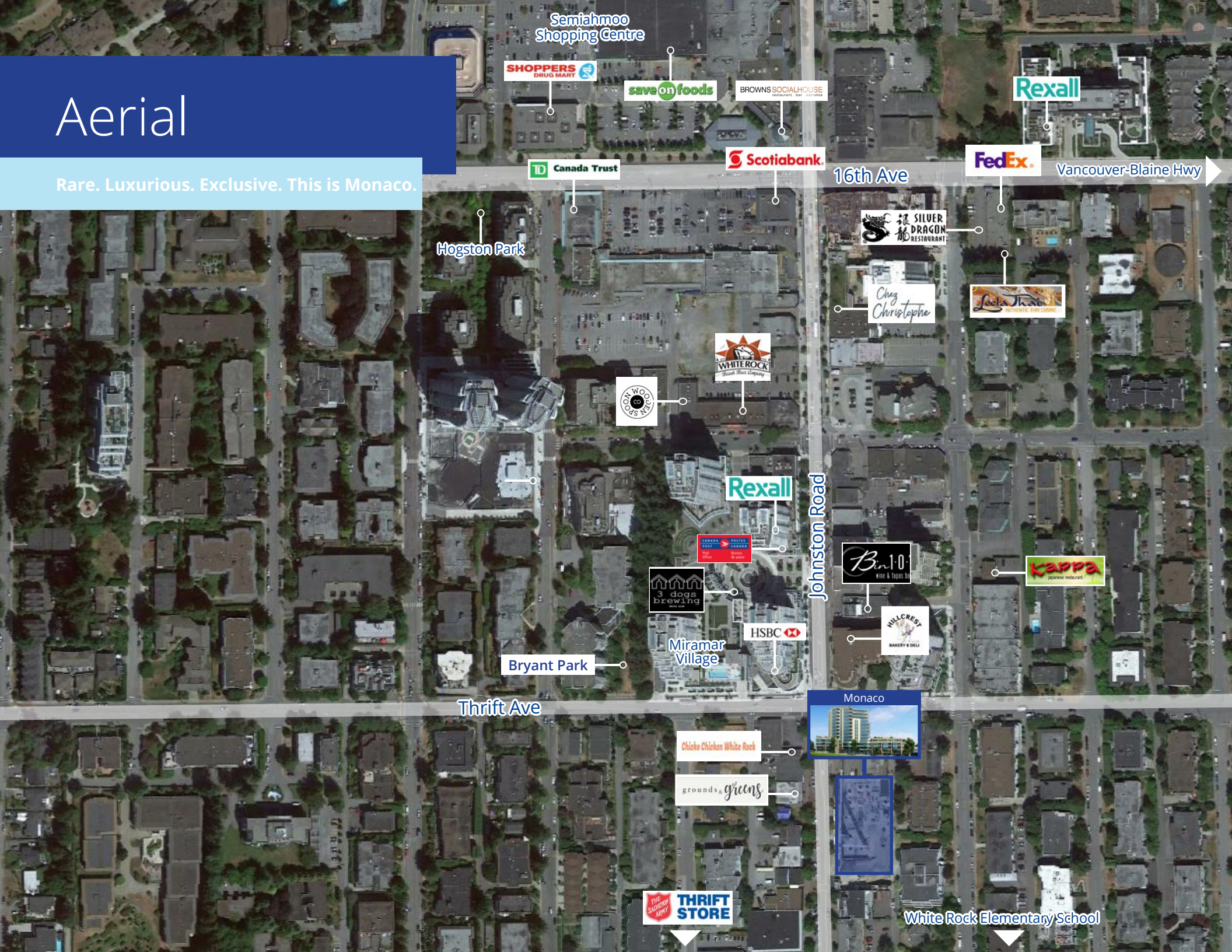
15-minute Drive Time	2021	2026	Annual Increase
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Population	458,411	481,911	2%
Number of Households	576,968	608,729	2.4%
Median Household Income	\$124,100	\$141,046	-



Aerial

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Semiahmoo Shopping Centre

SHOPPERS DRUG MART

save on foods

BROWNS SOCIALHOUSE

Rexall

TD Canada Trust

Scotiabank

FedEx

16th Ave

Vancouver-Blaine Hwy

Hogston Park

SILVER DRAGON RESTAURANT

Chag Christophe

Laela Thai AUTHENTIC THAI COOKING

WHITEROCK Social & Event Company

WOLF SPA

Rexall

Johnston Road

3 dogs brewing

KANADA POST CANADA

Miramar Village

HSBC

B.n.10 WINE & TAPAS BAR

Kappa

Bryant Park

HILLCREST BAKERY & GELI

Thrift Ave

Monaco

Chiko Chicken White Rock

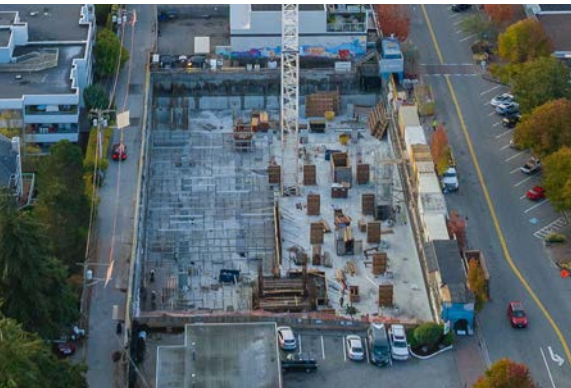
grounds & greens

THRIFT STORE

White Rock Elementary School

Site Images (Nov. 2022)

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