

**FOR SALE**

# SITKA HOUSE

150 JAMES ROAD, PORT MOODY, B.C.

26 STRATA-TITLED MULTIFAMILY UNITS

NEW-BUILD CONSTRUCTION

SUMMER 25' OCCUPANCY



**Marcus & Millichap**

**NICOLAS MORETTI**

Personal Real Estate Corporation  
Senior Associate, Investments & Leasing  
(604) 675-5206  
[Nicolas.Moretti@marcusmillichap.com](mailto:Nicolas.Moretti@marcusmillichap.com)





## OPPORTUNITY

Marcus & Millichap is pleased to present an exclusive forward-sale opportunity to acquire 26 strata-titled rental units within Sitka House (the “Subject Property”), a newly constructed 88-unit multi-residential building located at 150 James Road in Port Moody. Of the 88 total units, 62 are pre-sold condominiums and 26 are designated rental units, with occupancy anticipated for Summer 2025. The rental units are professionally managed by Pacific Quorum Properties, with pre-leasing already underway.

The rental units are subject to a 20-year housing agreement requiring rents to be set at 15% below market value. After 20 years, the restrictions lift, allowing units to be rented at market rates or sold as individually strata-titled units—unlocking substantial long-term equity potential for investors.

The property enhances the vibrant Port Moody community with a range of modern amenities that support a family-friendly lifestyle. Just minutes away, Rocky Point Park offers waterfront trails, green spaces, and recreational facilities, adding to the appeal of the surrounding neighborhood. Port Moody is also home to excellent schools, such as the newly constructed Port Moody Middle School that is across the street from Sitka House, and an abundance of retail stores along St. Johns Road, further enhancing the family-focused community.



# SALIENT DETAILS

Address: 150 James Road, Port Moody, B.C.

Est. Completion: Summer 2025

Strata Area: 14,239 SF

Residential Units: 26 Strata-Titled Units

Unit Mix:  
13 x Studio  
10 x 1-Bed  
1 x 2-Bed  
2 x 3-Bed

Projected NOI: \$445,992

Cap Rate: Contact Listing Agent

Asking Price: Contact Listing Agent





# HIGHLIGHTS



## New Build Construction

26 newly built units with modern suite finishes including:

- Appliance package with a fridge, electric stove, fan, and dishwasher with a 10-year warranty
- Full bathroom with tub/shower combo
- Diversified unit mix



## Private Balconies

Each unit is equipped with private balconies.



## In-Suite Laundry

Each unit is equipped with in-suite laundry.



## Elevator Service

Elevator service within building.



## Underground Parkade

- 21 secured stalls
- Parking stalls pre-wired for potential EV charging (EV Charger not included).



## Bike Lockers & Bike Repair Room

26 bike lockers to help Tenants keep bicycles safe so they can enjoy the new multi-use pathway and bike lanes to mobilize around the community.



## Nearby Transit Available

800m to Moody Centre SkyTrain Station that is equipped with the Millenium Line that services Burnaby, Vancouver and Surrey, as well as the West Coast Express, a rapid commuter train that services Downtown Vancouver.



## New Multi-User Access Path along James Road

Upgraded pathways allows for residents to conveniently walk/bike throughout the community.



## New Traffic Lights on St. Johns Street & James Road

Safer access to Moody Middle School and the future Moody Elementary School with a new traffic light at St. Johns Street and James Road.



## MODO Car Share

Conveniently access a vehicle with MODO Car Share.



## Central Location

Located within an 8-min drive to Burquitlam and Coquitlam Centre and a 15-min drive to Freemont Village.



## Long-Term Equity Opportunity

26 units rent at 15% below market for 20 years, after which they can be rented at market rates or sold individually.





# BUILDING AMENITIES

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## **The Terrace | Rooftop Patio**

Topping the six-storey Sitka House is a private open-air rooftop terrace that allows residents to enjoy the surrounding green space. This bright and open patio is perfect for soaking up the sun, and features plenty of seating - fantastic for taking in the picturesque landscaping while enjoying food and drinks with friends.

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## **The Roots | Fitness Centre**

Health is a pillar at Sitka House. The Roots offers tenants and condo owners a place to focus on overall health and wellness. Complete with weights, treadmills, and Peloton bikes with no gym membership required. Traffic or rainy days won't stop Sitka resident's fitness journey.

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## **The Trunk | Lounge**

A central location from which the community grows, The Trunk brings people together with comfortable seating for all in attendance. Whether looking for a quiet place to relax, hosting a larger get together with friends or organizing the book and wine meetup with neighbours, the lounge is the perfect space to socialize and make great memories.

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## **The Branch | Co-Working Space**

Sitka House is designed for the future of work and play. The Branch allows tenants and condo owners to break away from the home office with a private nook to focus on what's important without interruption.

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## **The Node | Yoga Studio**

Discover a sanctuary for daily yoga or pilates session to keep tenants and condo owners centered at Sitka House. The Node, elevates the experience with noiseless panoramic views of the treetops surrounding the building. When it comes to exceptional living, morning or night, the zen lifestyle is a possibility at Sitka House.

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## **The Bark | Pet Wash Station**

Access a self-serve pet wash station at The Bark! As a pet-friendly community, a strong bonds between residents and their beloved canines is a possibility. Tenants and condo owners will find everything needed to keep pets clean and smelling great, especially when coming home from great outdoor adventures.

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# PORT MOODY

Situated on the eastern edge of the Burrard Inlet, Port Moody is a vibrant and growing city within the Metro Vancouver area. With a population of approximately 35,000 people, this dynamic community prides itself on fostering a thriving arts scene and active community organizations. Outdoor enthusiasts will find plenty of options, with excellent hiking trails in the nearby mountains, water activities on the inlet, and numerous parks throughout the city.

Port Moody is well-connected with direct access to major highways, including the Trans-Canada Highway (Highway 1) via the Barnet Highway. Port Moody enjoys two mass transport SkyTrain stations and is the final stop before downtown Vancouver on the above ground train West Coast Express. Off peak hours, Port Moody is a 34-minute vehicle commute from Downtown Vancouver, 40-minute SkyTrain and 20-minute on West Coast Express.

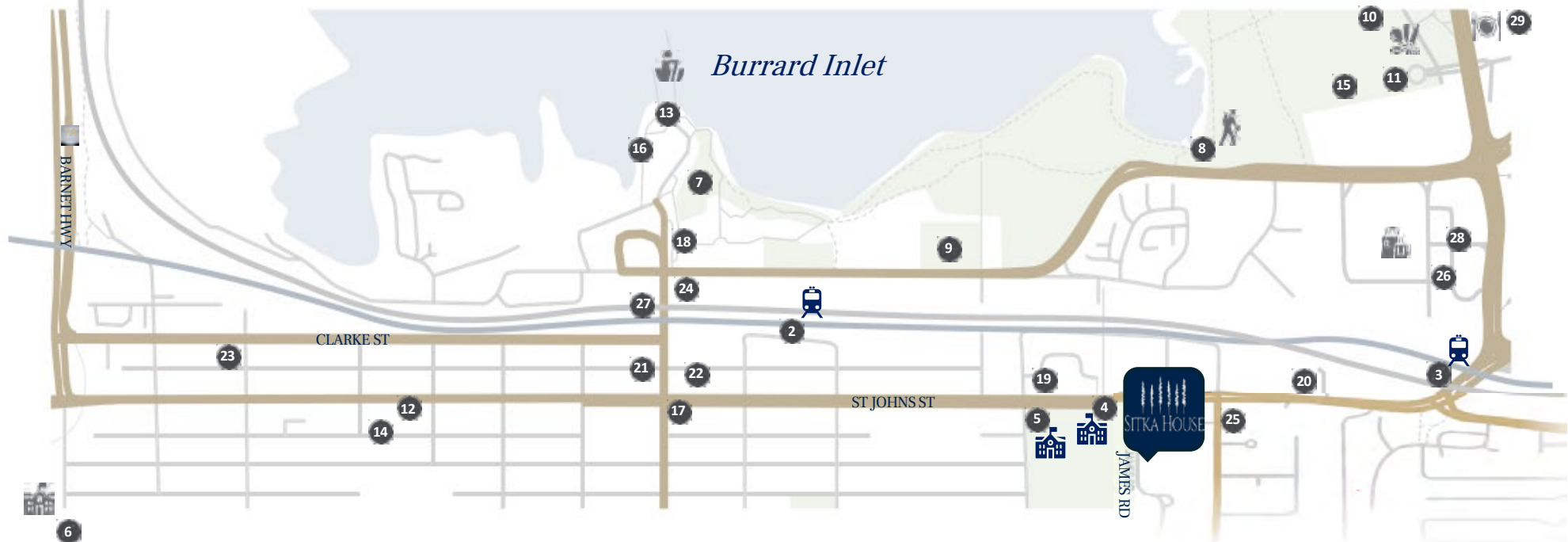
Demographics	1KM	3KM	5KM
Population	12,836	76,788	214,915
Households	5,202	26,123	77,190
Avg. Household Income	\$131,183	\$147,247	\$128,732
Population Growth (2027-2032)	9.6%	5.5%	5.3%

# LOCATION OVERVIEW



- ◀ Downtown Vancouver – 34 mins
- ◀ Simon Fraser University – 15 mins by bus

- Belcarra Regional Park – 20 mins ▲
- Bert Flynn Park – 6 mins ▲
- Eagle Ridge Hospital – 5 mins ►



## TRANSPORTATION

- 1 Sitka House Modo Carshare
- 2 Moody Centre SkyTrain Station - 15min walk
- 3 Inlet Centre SkyTrain Station - 15min walk

## EDUCATION

- 4 Moody Elementary School - future location
- 5 Ecole Moody Middle School
- 6 Port Moody Secondary School

## RECREATION

- 7 Rocky Point Park
- 8 Shoreline Trail
- 9 Inlet Field Park
- 10 Port Moody Recreation Complex
- 11 Port Moody Public Library
- 12 Port Moody Arts Centre
- 13 Recreational Pier & Boat Launch
- 14 Kyle Community Centre
- 15 Port Moody Recreation Tennis Courts

## DINING

- 16 The Boathouse Restaurant
- 17 Pizzeria Spacca Napoli
- 18 Rocky Point Ice Cream
- 19 Matsuzushi
- 20 Livelyhood
- 21 Taps & Tacos
- 22 TangMaRu
- 23 Original's Café Mexicano
- 24 Brewery Row

## SHOPPING & SERVICES

- |                         |                                |
|-------------------------|--------------------------------|
| 25 Shoppers Drug Mart   | 29 Newport Village             |
| 26 Orangetheory Fitness | - Browns Social House          |
| 27 Innovative Fitness   | - IGA                          |
| 28 Suter Brook Village  | - RBC                          |
| - Thrifty Foods         | - Gallaghers Coffee Bar & Cafe |
| - Romer's Burger Bar    | - Kin's Farm Market            |
| - COBS Bread Bakery     |                                |
| - Starbucks             |                                |
| - JJ Bean               |                                |



# Marcus & Millichap

**NICOLAS MORETTI**  
Personal Real Estate Corporation  
Senior Associate, Investments & Leasing  
(604) 675-5206  
Nicolas.Moretti@marcusmillichap.com

**MARCUS & MILLICHAP**  
1100 - 1111 West Georgia Street  
Vancouver, BC V6E 4M3  
T (604) 638-2121



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