

41-2755 LOUGHEED HIGHWAY, PORT COQUITLAM
PRIME RETAIL OPPORTUNITY AT POCO PLACE

**FOR
LEASE**



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POCO PLACE

Over 40 shops and services including a 7-storey office

573 surface parking stalls for visitors



Up to ± 9,856 SF of retail space available

Flexible layout options to suit your business

Prime Retail Opportunity at Poco Place

Poco Place, located at the northeast intersection of Lougheed Highway and Westwood Street, offers an excellent location for retail and office spaces. This site provides outstanding visibility and access to Lougheed Highway. Key tenants such as H-Mart, Canada Computers, Pomme Natural Market, Michaels, and TD Bank anchor the centre.

The mall is conveniently situated near transit stations, making it easily accessible and well-positioned to take advantage of the amenities essential for retail or office occupants. Within walking distance to Lincoln and Coquitlam Central SkyTrain Stations, the area around the mall is experiencing rapid densification and population growth. The property also offers 573 surface parking spots, is only minutes away from Coquitlam Centre, and is a brief 10-minute drive from Highway 1.

Highlights

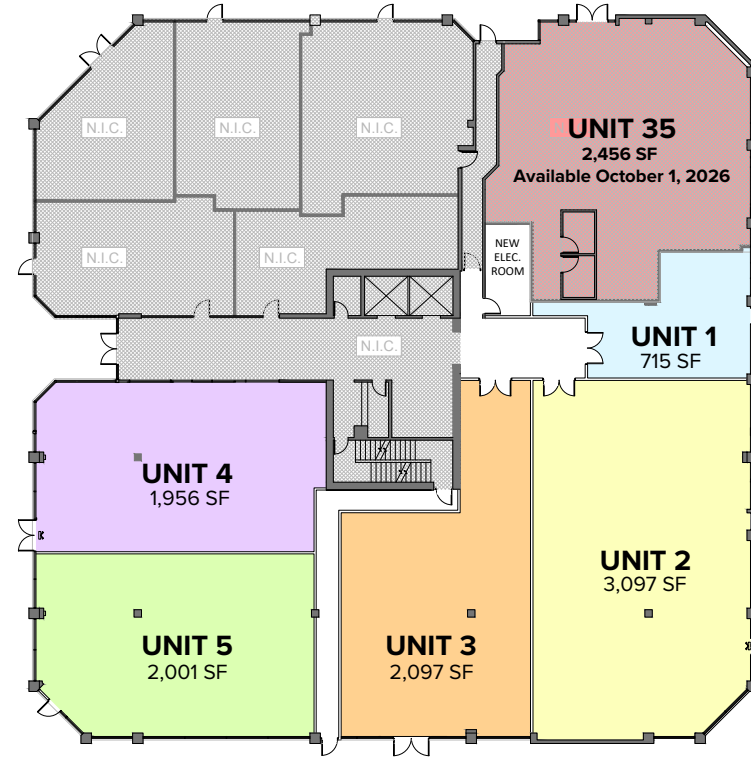
-  Over 40 shops and services plus a 76,792 SF office building
-  Prominent signage opportunities
-  On-site parking available for staff and customers
-  Exposure onto Lougheed Highway with daily traffic volume of approximately 50,815 vehicles
-  Within walking distance to Coquitlam Central SkyTrain Station, Lincoln SkyTrain Station, and Port Coquitlam West Coast Express Station

Our Tenants





Floorplan



*Sizes are inclusive of the gross-up. This floorplan is a representation for leasing purposes only and should not be used for measurements of any kind. The drawings are not to scale. Subject to remeasurement.

Salient Facts

Leasable Area Up to ± 9,856 SF*

Parking 573 Surface Level Stalls

Zoning CD2

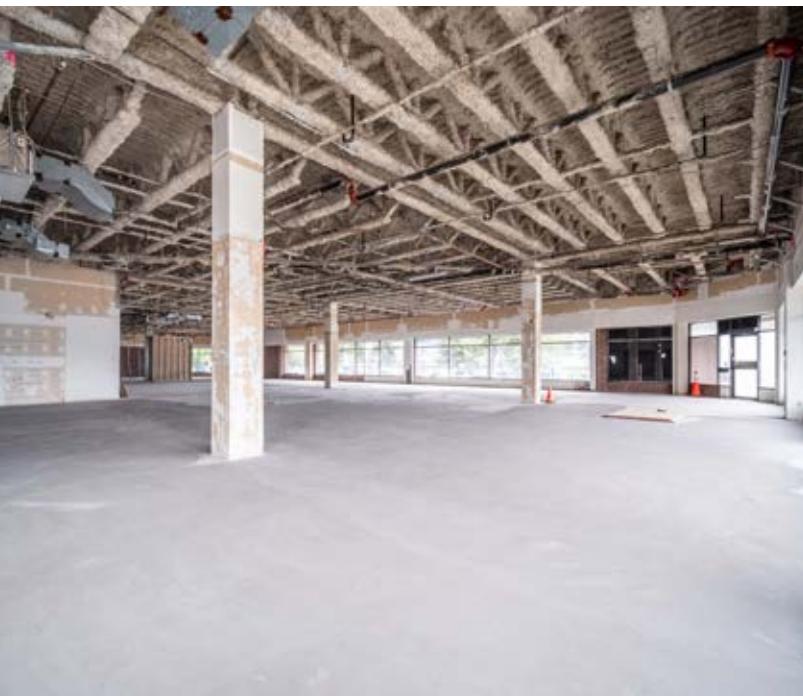
Basic Rent Contact Listing Agents

Additional Rent \$18.50/FT

Please contact listing agents for exclusivities.

Unit 1 can be combined with either Unit 2 or with Unit 35 available October 1, 2026. Unit 1 is NOT available to be leased on its own; it must be combined with one of the aforementioned units.





Amenities

Retail

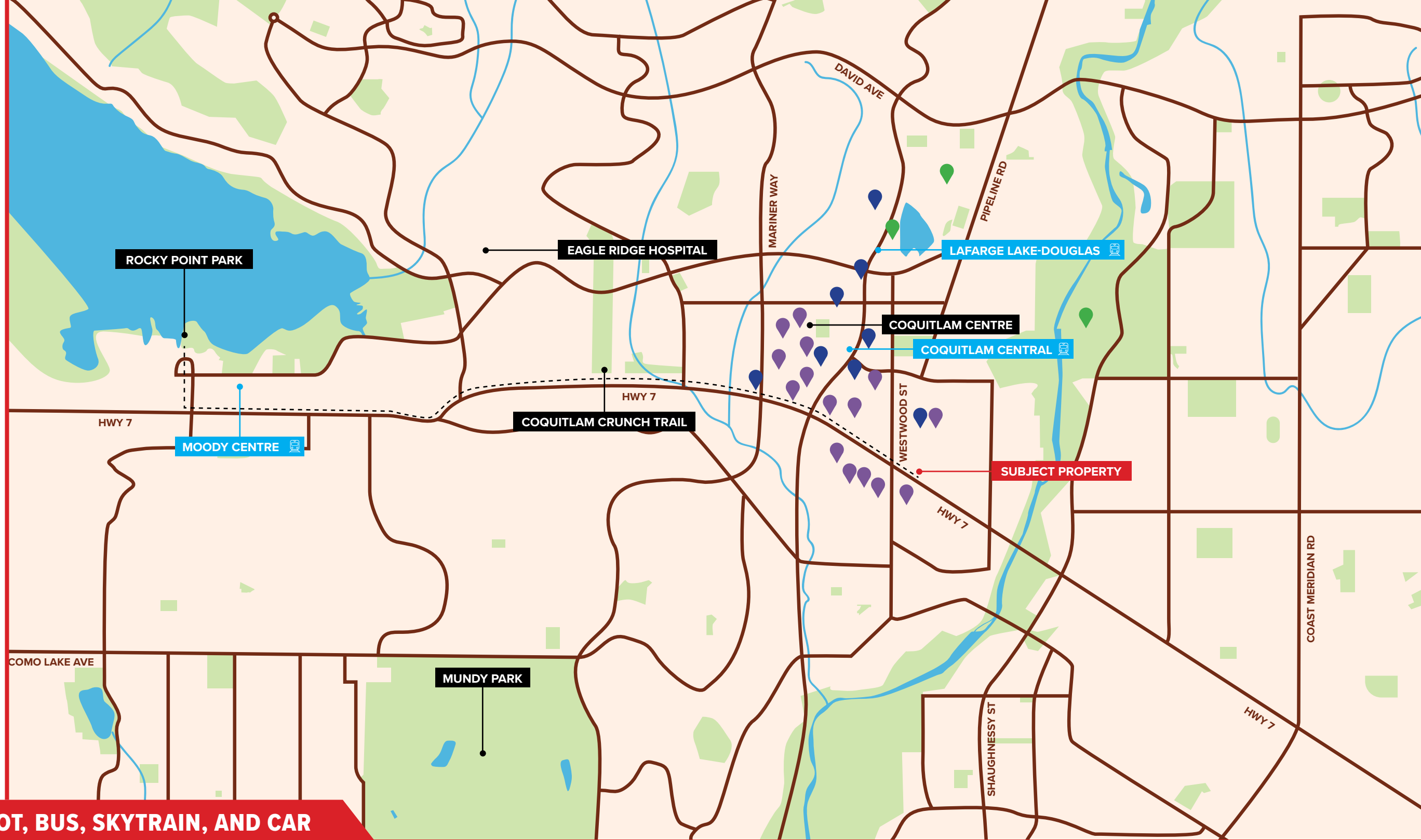
- Walmart Supercentre
- London Drugs
- Shoppers Drug Mart
- Safeway
- BCLIQUOR Store
- The Brick
- Winners
- Real Canadian Superstore
- Hudson's Bay
- Best Buy
- Chapters
- T&T Supermarket
- Save-On-Foods
- Planet Fitness
- Coquitlam Centre
- H-Mart Coquitlam Centre

Services

- Coquitlam Public Library
- Coquitlam City Hall
- Scotiabank
- BMO Bank of Montreal
- RBC Royal Bank
- TD Canada Trust
- CIBC
- Douglas College Coquitlam

Parks

- Coquitlam River Park
- Lafarge Lake Park
- Town Centre Park



ACCESSIBILITY BY FOOT, BUS, SKYTRAIN, AND CAR



COQUITLAM CENTRAL > 7 MIN DRIVE	▼
COQUITLAM CENTRE > 8 MIN DRIVE	▼
ROCKY POINT PARK > 13 MIN DRIVE	◀
DOWNTOWN VANCOUVER > 46 MIN DRIVE	▲
YVR AIRPORT > 50 MIN DRIVE	▲



DRIVE TIMES

Location

Coquitlam, BC, is a vibrant city near Vancouver, known for its rapid growth and natural beauty. It's part of the Greater Vancouver area and boasts Coquitlam Centre, the largest mall in the region, filled with a variety of shops and eateries. The city is conveniently located along major transportation routes, including the SkyTrain, making it easily accessible and attractive for both businesses and residents.

FOR MORE INFORMATION CONTACT

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