

FOR SALE AND
FOR LEASE

970 DOMINION AVENUE & 985 NICOLA AVENUE

PORT COQUITLAM, BC

53,096 SF + 4.2 Acres of
Serviced, Developable Land

Ideal Retail Location

[Watch Video Here >>>](#)



High Visibility

HIGH GROWTH, HIGH POTENTIAL

Great retail opportunities await at 970 Dominion & 985 Nicola, located in a thriving retail centre in the heart of Dominion Triangle—one of the Lower Mainland's most dynamic shopping hubs. Surrounded by rapidly growing residential neighbourhoods and just minutes from Burke Mountain, this high-traffic location offers strong visibility and built-in customer demand.

970 Dominion & 985 Nicola offers a unique opportunity to purchase the entire site, lease box-style retail premises, or participate in a joint venture opportunity with the owner. This is your chance to join a vibrant retail community with exceptional growth potential.



Box-Format

RETAIL AND/OR HOSPITALITY DEVELOPMENT

LEASE/DEVELOPMENT OPPORTUNITY HIGHLIGHTS

- 4.2 acres of developable, serviced, and leveled land for lease
- Flexible medium and large format leases available up to 60,000 SF
- Current on-site retail tenants include H Mart, Value Village, and BC Cannabis Store
- Located in an established retail core with popular neighbours including Costco, Walmart, Canadian Tire, and Save-on-Foods
- Port Coquitlam is a rapidly growing municipality within the tri-cities

Contact listing broker for leasing parameters





Plug into Port Coquitlam's

FASTEST GROWING RETAIL HUB

Unlock the potential of an established retail centre with over 4 acres of fully serviced, shovel-ready land. This highly visible site is anchored by a 53,096 SF multi-tenant building currently home to popular tenants H-Mart, BC Cannabis, and Value Village, offering a diverse and established customer draw.

Set on a 7.013-acre property, the available 4.2-acre rear parcel offers a rare opportunity for new retail development in a thriving Port Coquitlam retail corridor. With easy access through the adjacent Home Depot parking lot and generous on-site parking, this rectangular site is tailor-made for users looking to plug into a growing neighbourhood with strong residential momentum and a proven retail presence.

SALE OPPORTUNITY HIGHLIGHTS

PID	008-959-756	Total Property Sale Price	\$49,900,000
Developable Land	4.2 Acres	2025 BC Property Assessment (as of 7/1/2024)	\$44,247,000
Parking	4:1,000	Legal Description	Lot 38, BLK 6N, Plan NWP 27244, Section 8, Range 1E New Westminster Land District Except Plan EPP 100183.
Zoning	DC Commercial	Land Size	7.013 Acres
Land Use	Highway Commercial		

Landlord will consider joint venture opportunities.

Land Use

ABOUT DC COMMERCIAL ZONING

 **CLICK HERE**
TO ACCESS FULL
ZONING BYLAWS

HIGHWAY COMMERCIAL OCP LAND USE DESIGNATION

The Highway Commercial designation allows for highway-oriented commercial uses that attract a regional market and require more parking than local commercial uses. Permitted uses will include auto-related retail and service, building and gardening supplies, supermarkets and recreation facilities.

DISTRICT COMMERCIAL ZONING BYLAW

The District Commercial zone is intended to accommodate and regulate auto-oriented commercial uses and a range of commercial uses located in large premises.

DISTRICT COMMERCIAL ZONING: PERMITTED USES

Auctions

Automobile Part Sales

Automobiles, light trucks, and motorcycle sales and rentals

Automobile repairs and servicing

Boats and trailers sales and rentals

Building and landscape supplies sales and rentals; nurseries

Cinemas

Commercial indoor recreation

Commercial schools

Financial institutions

Funeral homes

Hotels

Household furniture, tools, electronics and appliances sales and rentals

Musical instruments sales

Parks and playgrounds

Pet daycare facilities

Restaurants

Rentals

Retail sales - convenience

Retail sales - general

Trade contractors

Veterinary services

Wine and beer making

Accessory container return

Accessory group child care (school age)

Accessory office

Accessory personal services

Accessory pet daycare facilities

Accessory pet grooming services

Accessory rental and repair

Accessory restaurant

Accessory retail

Accessory vending cart

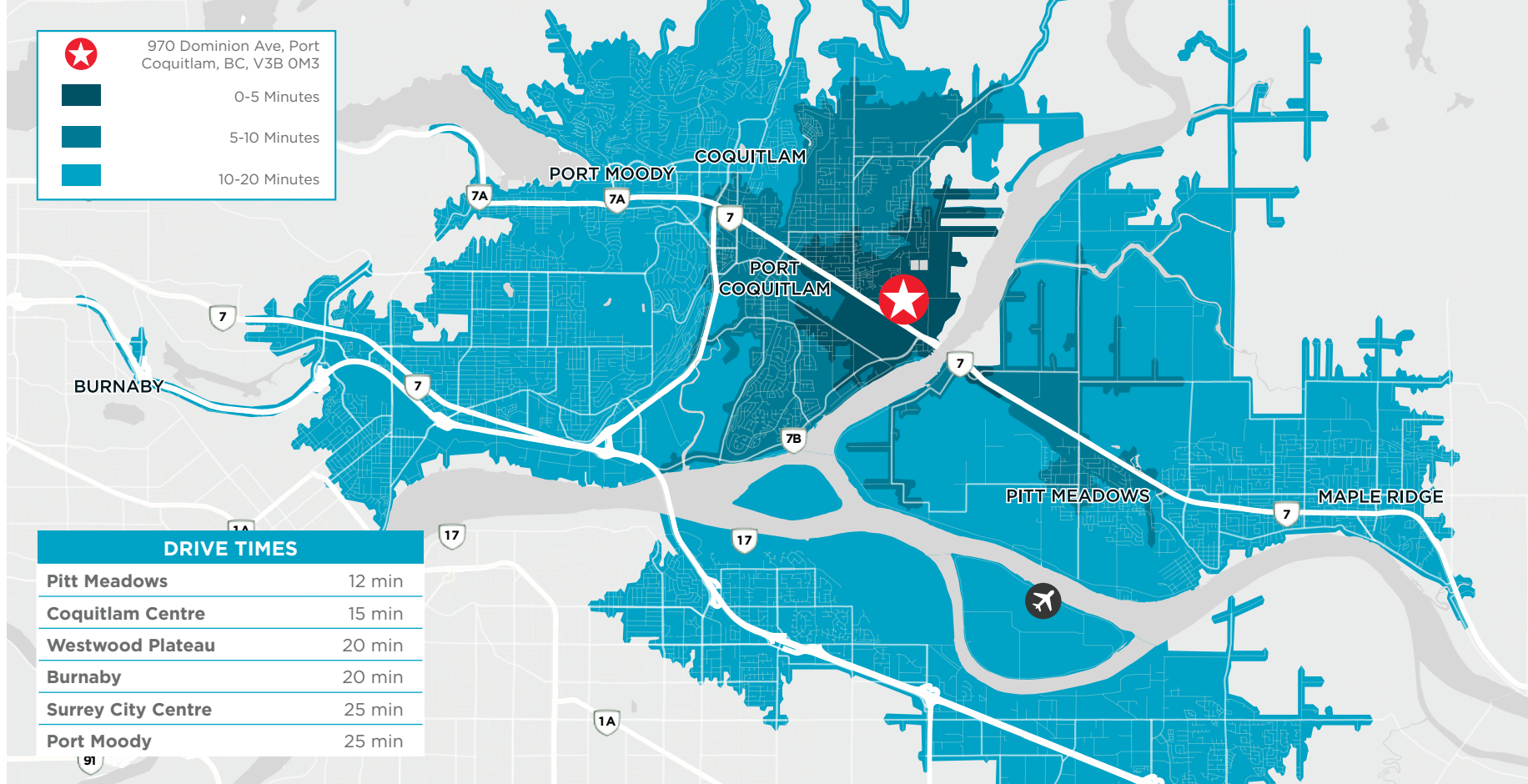


Surrounded by Big Brands

READY FOR YOURS

Join Port Coquitlam's retail corridor where residents come to shop, dine, and thrive. Prime exposure of 8,857 daily vehicles along Dominion Avenue and 46,137 along Lougheed Highway as well as top existing retailers brings daily potential traffic directly to the center and your business.





Minutes from Everything

DESIGNED TO GROW

Located at the bustling intersection of Dominion Avenue and Nicola Avenue, 970 Dominion & 985 Nicola offers unbeatable exposure in the thriving Dominion Triangle, Port Coquitlam's most visible and well-connected retail hub. Surrounded by major retail anchors like Costco, Home Depot, Walmart, and Canadian Tire, the centre enjoys strong traffic and built-in consumer draw. With over 118,743 residents and 41,730+ households within a 10-minute drive, this location is perfectly placed to serve a fast-growing and vibrant community.

DEMOGRAPHICS

	3 KM	5 KM	10 KM
Total Population	41,239	118,743	387,556
Projected Population (2029)	46,950	130,852	422,590
Total Households	13,693	41,730	130,699
Median Age	39.7	39.7	40.0
Median Household Income	\$115,949	\$110,240	\$111,526

FOR SALE OR
FOR LEASE

970 DOMINION AVENUE & 985 NICOLA AVENUE

PORT COQUITLAM, BC

For more information, please contact:

ADAM FRIZZELL

Vice President

604 618 3220

adam.frizzell@cushwake.com

Suite 1200 - 700 West Georgia Street

PO Box 10023, Pacific Centre

Vancouver, BC V7Y 1A1

604 683 3111 / cushmanwakefield.ca



©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.