

A UNIQUE INVESTMENT OFFERING COMPRISED OF 53,096 SQUARE FEET OF INCOME GENERATING RETAIL SPACE PLUS AN ADDITIONAL 4.2 ACRES OF SERVICED DEVELOPMENT LAND

JOINT VENTURE OPPORTUNITY



FOR SALE

970 DOMINION AVENUE & 985 NICOLA AVENUE
Port Coquitlam, BC

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WATCH THE VIDEO
<https://cushwk.co/poco>

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THE OPPORTUNITY

C&W is pleased to offer an exceptional opportunity to acquire an existing retail centre, with further development opportunity, in the Dominion Triangle of Port Coquitlam, one of the largest regional retail hubs in the Lower Mainland. The subject property benefits from the recent significant residential development in the surrounding area, and the future developments anticipated. Nearby developments include Burke Mountain, the adjacent townhome development by Mosaic, and Fremont Village by Onni. Area tenants include Walmart, Dollarama, Canadian Tire, Mark's Work Warehouse, Save on Foods, Costco, Home Depot BC Liquor store and H-Mart. Phase 1 of the property is anchored by Value Village, BC Cannabis, and an H-Mart grocery store.

OPPORTUNITY HIGHLIGHTS

- Significant scale in one of the Lower Mainland's most active communities with a growing residential base and diversified mixed-use amenities.
- Strong in-place income and covenant with BC Cannabis Store, Value Village and H-Mart comprising the tenant profile generating approximately \$1 million in NOI.
- An established retail core with synergistic big-box retailers present including Canadian Tire, Home Depot, Walmart, Costco, and Save-On-Foods.
- The offering comprises 4.2 acres of development ready serviced and levelled excess land that will facilitate additional commercial density.
- One of the most rapidly growing neighbourhoods in the Tri-Cities with unseen levels of low and midrise wood frame development taking place making this a highly desirable location for young professionals, families, and move-up buyers.



PROPERTY OVERVIEW

The Property consists of one legal lot of which the back portion is fully serviced and unimproved representing a premier shovel ready development opportunity. The front portion of the Property is improved with a 53,096 square foot multi-tenant retail building currently leased to BC Cannabis, Value Village and H-Mart representing a diversified tenant roster with underlying land potential. The total property comprises 7.013 acres with the back portion totaling 4.2 acres.

The rectangular shaped lots boasts ample on-site parking with easy access via easements through the neighbouring Home Depot property's parking lot. The rear portion will facilitate further auto-oriented commercial development that will add to the existing character of the area and benefit from an established and rapidly growing residential base.



SALIENT DETAILS

ADDRESS	970 Dominion Avenue & 985 Nicola Avenue, Port Coquitlam, BC
PID	008-959-756
EXCESS LAND	4.2 acres

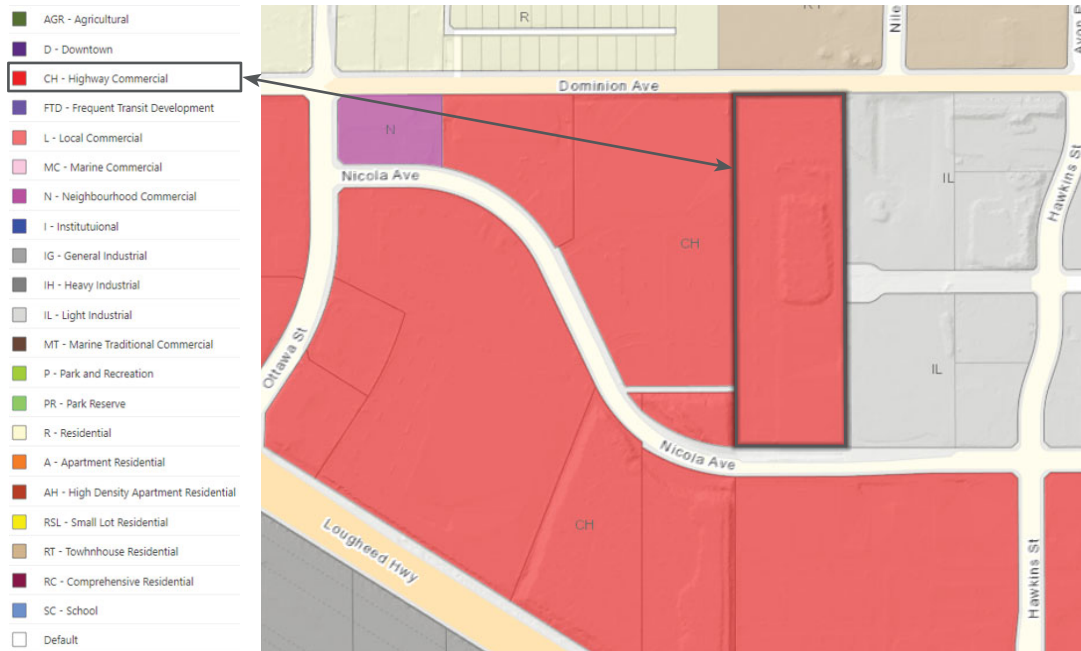
NOI	\$1,007,588 (approximately)
TENANTS	H-Mart Grocery Value Village BC Cannabis (Government)

ZONING	District Commercial
LAND USE	Highway Commercial
GROSS TAXES	\$321,403 (2022)
AVAILABILITY	Immediate

LAND USE OVERVIEW

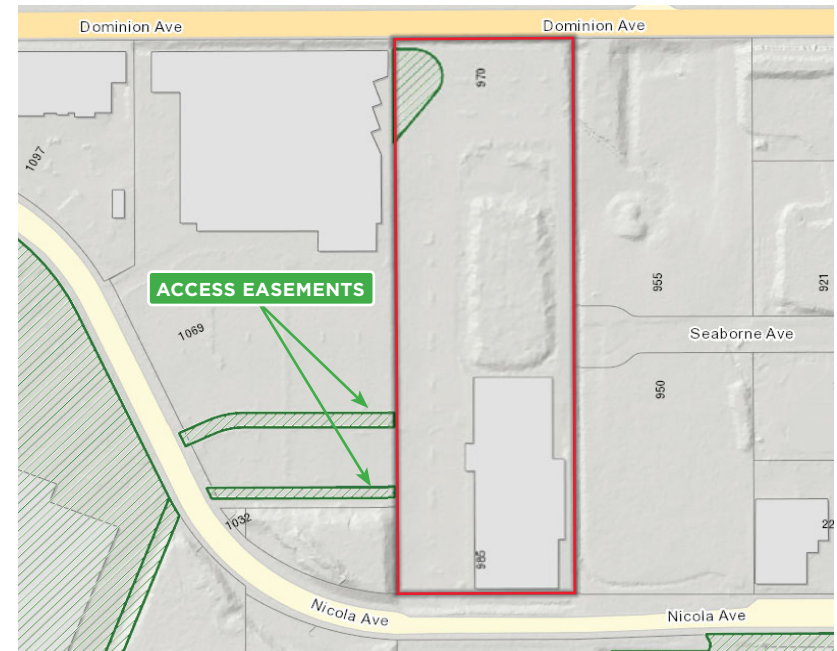
HIGHWAY COMMERCIAL OCP LAND USE DESIGNATION

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.



LOCATION OVERVIEW

Located within the Dominion Triangle, the Property offer substantial exposure along two of the most prominent streets in Port Coquitlam, Dominion Avenue and Nicole Avenue. Additionally, the Property benefits from the synergies with surrounding automobile-oriented destination retail including Costco, Home Depot, Walmart and Canadian Tire. Furthermore, the location is ideally positioned with an abundance of surrounding residential development generating a 10-minute drive time trade area of approximately 91,000 residents and over 32,000 households.

DEVELOPMENT ACTIVITY

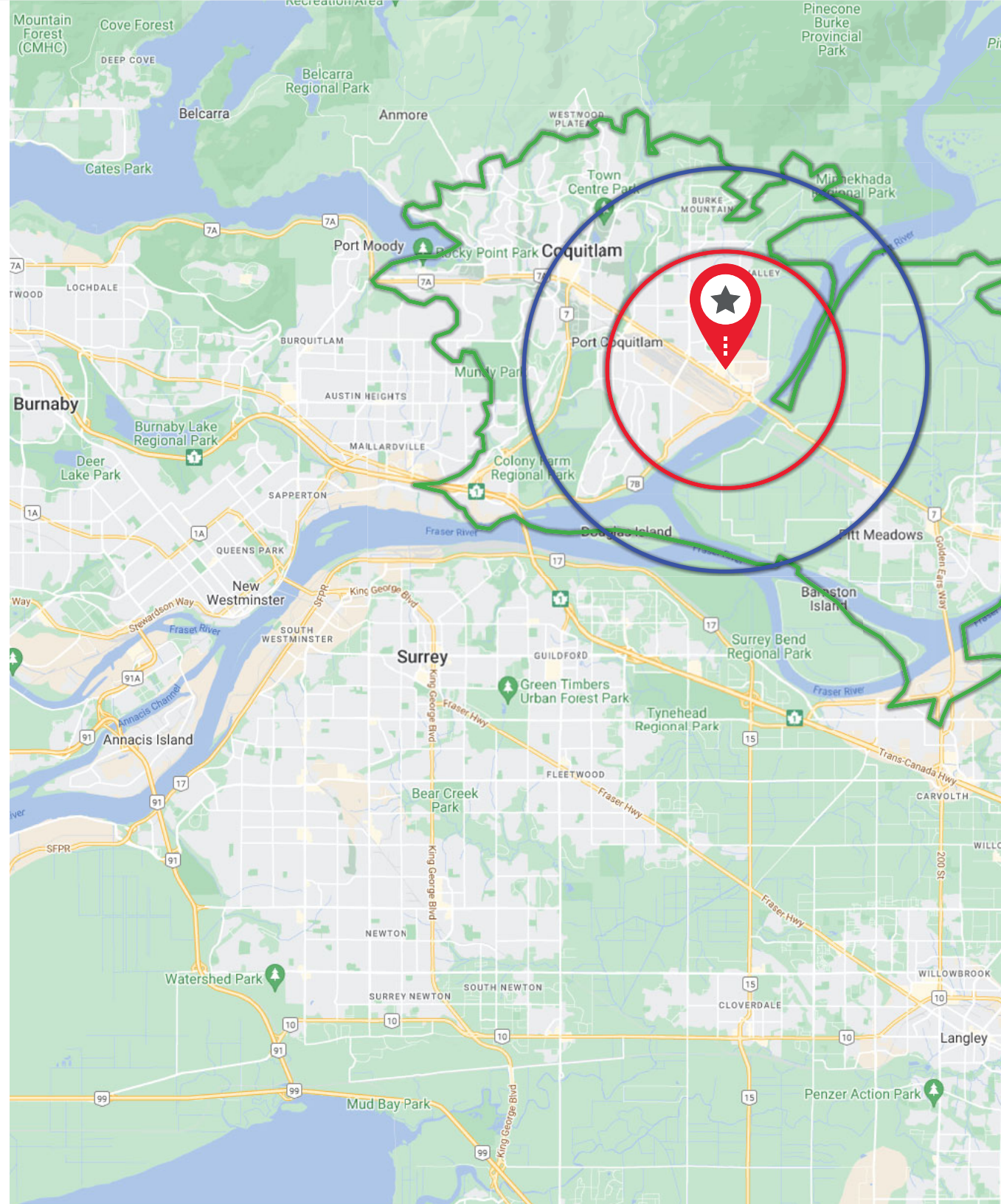
Port Coquitlam has undergone significant growth and development with nearly 2,600 residential units delivered over the past decade and another 600 currently in various stages of planning. Port Coquitlam continues to hold demand amongst end users as a family-oriented community with highly accessible destination retail and service nodes.

DEMOGRAPHICS

	0 - 3 KM	0 - 5 KM	0 - 15 MINS
Population (2016 estimated)	36,862	93,899	205,585
Population (2021 projected)	39,310	102,371	218,913
Median Age	39.6	39.3	39.8
Number of Families	10,070	26,105	57,282
Avg. Household Income	\$101,962	\$88,052	\$85,576
Occupied Dwellings	12,640	32,962	73,863

DRIVE TIMES

Pitt Meadows	12 minutes
Coquitlam Centre	15 minutes
Westwood Plateau	20 minutes
Burquitlam	20 minutes
Surrey City Centre	25 minutes
Port Moody	25 minutes



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**CUSHMAN &
WAKEFIELD**

LOCATION HIGHLIGHTS

- Exposure along two major thoroughfares, Dominion Avenue and Nicola Avenue
- Strong synergies with neighbouring big box retail and residential uses
- Prominent visibility and accessibility through a cross easement
- Well-defined trade area to draw from supported by strong demographic fundamentals
- Dominant retail and service node in Port Coquitlam that serves as a critical employment base for the municipality
- Many of the region's most prominent development groups have taken land positions in the nearby area indicating significant upward momentum and sustained growth



REVIEW OF OFFERS

Prospective purchasers are encouraged to submit offers at their earliest opportunity. Offers will be reviewed as they are received. The Vendor, through C&W, will respond to offers to purchase the Property as quickly as reasonably possible under the circumstances. The Vendor may negotiate exclusively with a single prospective purchaser who submits an offer to purchase that is judged to be most attractive to the Vendor, in its sole and absolute discretion, or alternatively, the Vendor may elect to respond to more than one prospective purchaser in the event multiple offers are received that reflect similar and generally acceptable terms of purchase. In any event, the Vendor is under no obligation to negotiate or accept any offers to purchase. The Vendor reserves the right to stop the sale process in respect to the Property, or to cease discussions with prospective purchasers, at any time prior to accepting an offer, without notice or liability.

DATA ROOM ACCESS

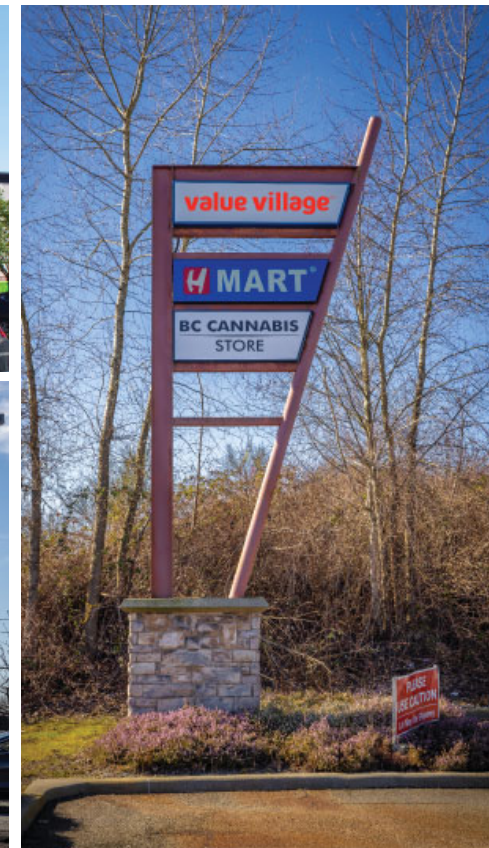
All prospective purchasers are encouraged to complete and sign a confidentiality agreement. Only prospective purchasers who have executed and submitted a confidentiality agreement to C&W will be registered to access the data room containing additional pertinent information regarding the offering.

PURCHASE PRICE

Contact Listing Broker for pricing guidance.

JOINT VENTURE

The Seller will consider entering into Joint Venture partnerships with qualified parties.





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NICOLA AVENUE

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E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement. The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Cushman & Wakefield ULC (07/22/bg)