



FOR SALE

1035 NICOLA AVENUE, PORT COQUITLAM

*Prime Development Site Located In Port
Coquitlam's Thriving Commercial Node*

Marcus & Millichap

Opportunity Overview

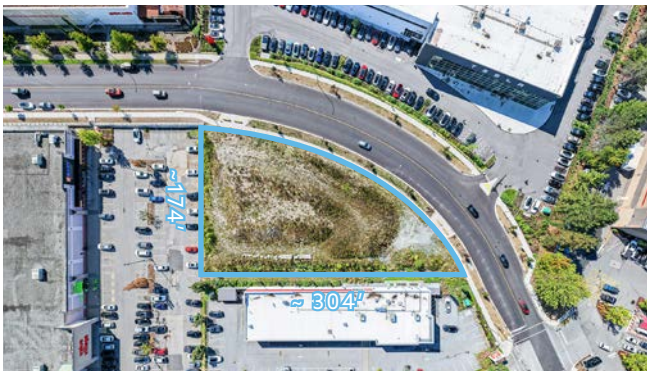
Prime opportunity to acquire 1035 Nicola Avenue (the “Property”), an exceptionally located development site comprising approximately 37,501 sf of land area in Port Coquitlam’s thriving commercial node.

Situated on Nicola Avenue, just north of Lougheed Highway, the Property benefits from its location within an evolving commercial area featuring a diverse mix of retailers, restaurants, cafés, service providers, and industrial businesses. The Property offers excellent connectivity to major transportation routes, including Lougheed Highway and the Mary Hill Bypass, providing convenient access throughout Port Coquitlam and Metro Vancouver.

Salient Details

Address:	1035 Nicola Avenue Port Coquitlam, BC V3B 8B2
PID:	032-141-084
Legal Description:	LOT 2 SECTION 8 BLOCK 6 NORTH RANGE 1 EAST NEW WESTMINSTER DISTRICT PLAN EPP131119
BC Assessment (2026):	\$4,681,000
Property Taxes (2026):	\$53,442.04
Site Area:	37,501 sf
Zoning:	District Commercial
Zoning Lot Coverage:	Up to 50%
OCP:	Highway Commercial
Asking Price:	Please Contact Agents

All information is approximate and subject to confirmation.



Property Highlights

- + Exceptional location on Nicola Avenue, just north of Lougheed Highway, within a thriving commercial node.
- + Convenient access to key transportation routes in Metro Vancouver including Lougheed Highway and the Mary Hill Bypass, both of which provide access to the Trans-Canada Highway.
- + Rare opportunity to acquire a 37,501 sf development site in an established and highly accessible commercial area.
- + Unique opportunity for an owner-user to develop their own building with significant presence.
- + District Commercial zoning is intended to accommodate and regulate auto-oriented commercial uses and a range of commercial uses located in large premises. This zoning designation allows for lot coverage up to 50%.
- + Highway Commercial OCP 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.
- + Area tenants include Tesla, Costco, Canadian Tire, The Home Depot, Walmart Supercentre, PetSmart, Save-On-Foods, TD Canada Trust, BMO Bank of Montreal, Shoppers Drug Mart, Crumbl, Starbucks, and more.

Area Demographics

2025 figures within a 3 km radius



46,681
Total
Population



5.4%
Estimated Five Year
Population Growth



\$140,026
Average Household
Income



18.55%
Estimated Five Year
Household Income Growth



Approximate Drive Times
 Trans-Canada Highway: 12 minutes
 Pitt Meadows: 12 minutes
 Coquitlam Centre: 15 minutes
 Burquitlam : 20 minutes
 Port Moody : 25 minutes
 Surrey City Centre: 25 minutes

Contact Information

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