



**CUSHMAN &  
WAKEFIELD**

**FOR SALE**

**970 DOMINION AVENUE &  
985 NICOLA AVENUE**

**PORT COQUITLAM, BC**

**PHASE 1 FULLY LEASED**

**PHASE 2 SERVICED DEVELOPMENT OPPORTUNITY**



**PRIME DEVELOPMENT OPPORTUNITY & INVESTMENT GRADE RETAIL TENANCIES**

**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 Wearhouse, 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.

**Adam Frizzell**

Vice President, Retail Services  
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# FOR SALE

## 970 DOMINION AVENUE & 985 NICOLA AVENUE

### PORT COQUITLAM, BC

#### LOCATION

The property is ideally situated in the Dominion Triangle neighbourhood of Port Coquitlam. It is situated adjacent to The Home Depot and shares access via cross easements. Buyers are reminded to review the easements and covenants on title in relation to the Home Depot site, known as Lot 5.

Adjacent projects include the Fremont Village retail development anchored by Walmart, Canadian Tire, Mark's Work Wearhouse and comprises over 650,000 sf.

#### LEGAL DESCRIPTION

Lot 38 Section 8 Block 6 North Range 1 East  
New Westminster District Plan 27244  
PID 008-959-756

#### SIZE

The site is approximately 7.2 acres, rectangular, level and serviced.

#### ZONING

District Commercial

#### AVAILABILITY

Immediately: Property is ready for construction

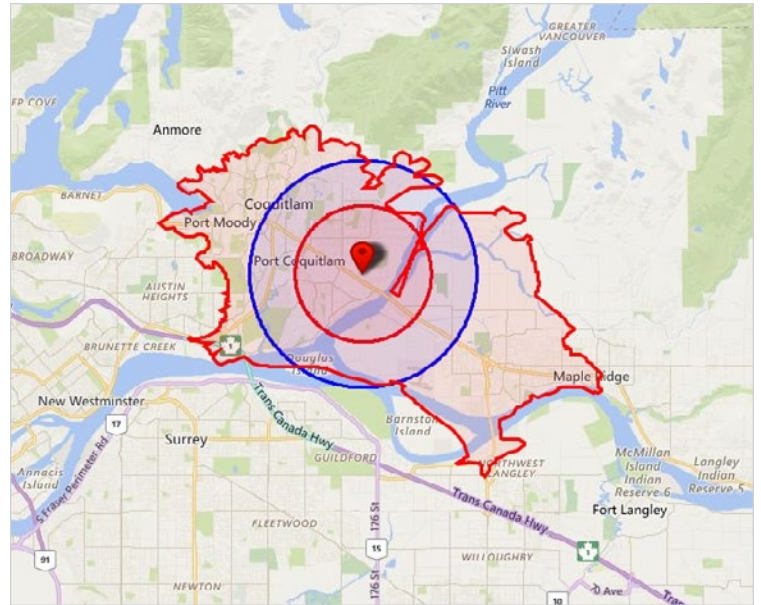
#### ASKING PRICE

Contact listing broker for new, reduced pricing guidance.

#### CURRENT NET INCOME

Approximately \$1,000,000

**Seller will consider joint ventures, or subdivisions for partial sale.**



DEMOGRAPHIC INFORMATION	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

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