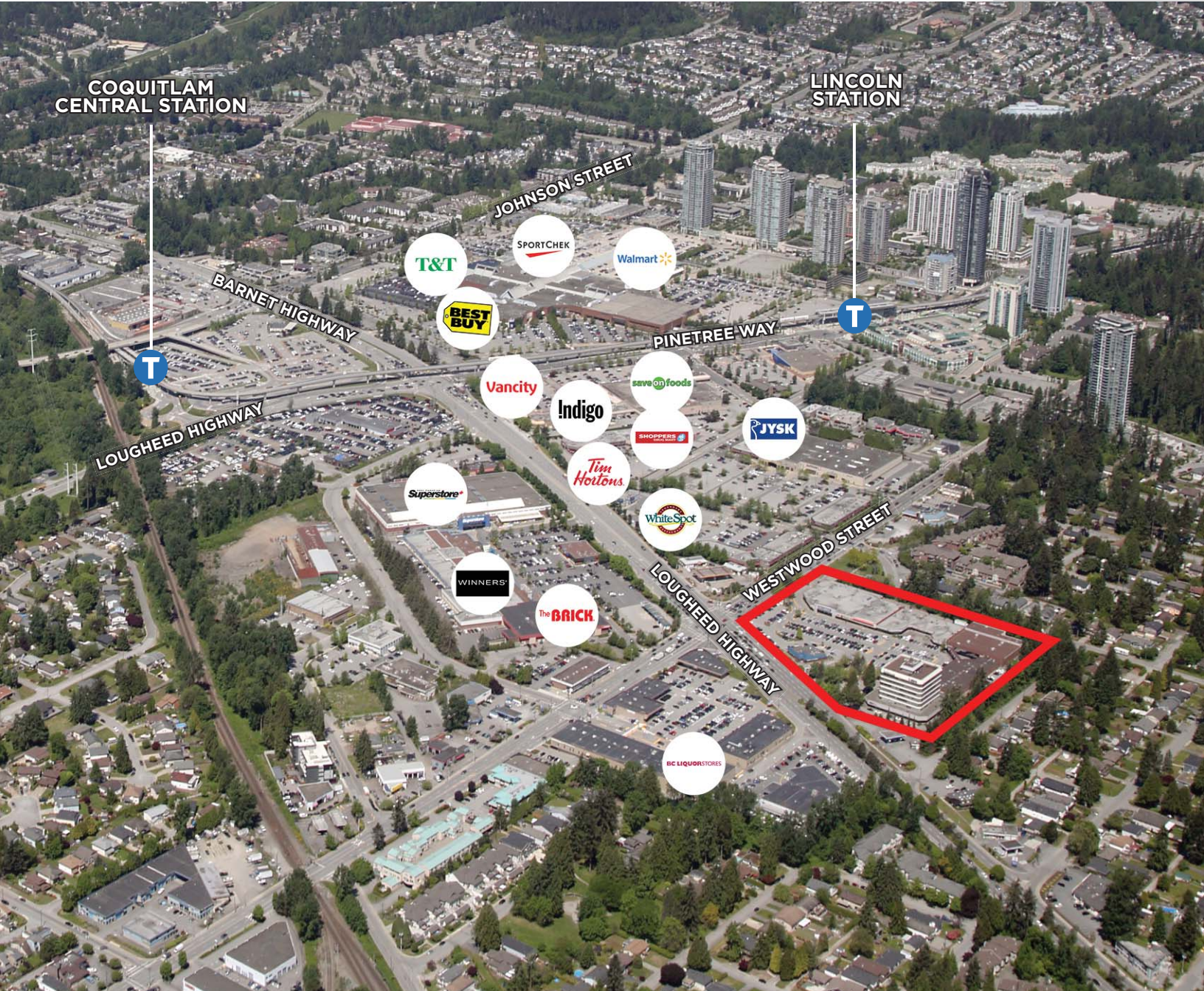




FOR LEASE

# 2755 LOUGHEED HIGHWAY

PORT COQUITLAM, BC  
POCO PLACE MALL



## OPPORTUNITY

The subject property is located at the northeast corner of Lougheed Highway and Westwood Street, this prominent retail/office location offers excellent visibility and highway exposure. Anchored with Pomme Natural Market, TD, and HSBC this centre offers ease of access to the new Evergreen line, Lougheed Highway and amenities to satisfy any retail or office Tenant.

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Property Owned By





### FEATURES

- Close proximity to major regional and community centres, including Coquitlam Centre, Pinetree Village and Westwood Mall
- Area tenants include: Walmart, London Drugs, Shoppers Drug Mart, Safeway, BC Liquor Store, The Brick, Winners, Real Canadian Superstore, The Bay, HSBC, Best Buy, Chapters and T&T Super Market
- 573 surface parking spaces
- High traffic counts

### EVERGREEN EXTENSION

The subject property is located within walking distance to Lincoln and Coquitlam Central SkyTrain Stations, triggering rapid densification and population growth.

The Evergreen Extension connects the subject neighborhood to Vancouver via Port Moody and Burnaby. It connects without transfer to the SkyTrain network at Lougheed Town Centre Station and integrates with regional bus and West Coast Express networks.

### RETAIL AVAILABILITIES

Unit #5	approx. 1,514 sf (available immediately)
Unit #5-B	approx. 1,750 sf (available June 1, 2021)
<b>Combined</b>	<b>approx. 3,264 sf</b>

### OFFICE AVAILABILITIES

Suite #260	approx. 1,015 sf (available immediately)
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DEMOGRAPHICS	1 km	3 km	5 km
Population (2019)	12,753	97,161	183,734
Population (2024)	14,182	104,279	197,567
Median Age	38.6	40.9	40.7
Number of Households	5,218	37,313	66,150
Average Household Income (2018)	\$82,100	\$98,691	\$115,441

\*Numbers based on 2019 estimates.

### TAXES AND OPERATING COSTS (EST. 2020)

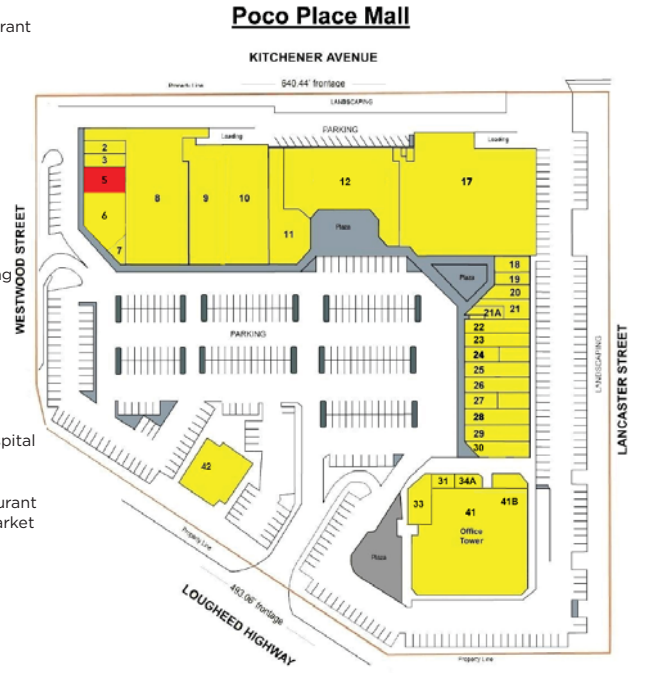
RETAIL	\$17.95 psf
OFFICE	\$20.25 psf

Retail: Inclusive 5% management fee on gross rent

Office: Inclusive of a 4% management fee on gross rent

### TENANT GUIDE

- 2 POCO Ocean Restaurant
- 3 Leased
- 5 **AVAILABLE**
- 6 WesCana Pharmacy
- 7 Cranberry Lane
- 8 Leased
- 9 Pomme Natural
- 10 Market
- 11 TD Canada Trust
- 12 Hi-Mart
- 17 Leased
- 18 Mexican Gourmet
- 19 Drop Off Dry Cleaning
- 20 Eye Opener Optical
- 21 Leased
- 21A Ink & Toner
- 22 Pho Huy
- 23 Cooks N Corks
- 24 Leased
- 25 Pizza
- 26 Tri-Cities Animal Hospital
- 27 Crystal Nails
- 28 Fabutan
- 29 Han Japanese Restaurant
- 30 Tishin Bakery and Market
- 31 Foxy Box Waxing
- 33 Leased
- 34A UPS
- 41 HSBC
- 41B Leased
- 42 IHop



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