



FOR SALE | RETAIL STRATA

LIVY POCO

2245 MCALLISTER AVENUE, PORT COQUITLAM (DOWNTOWN), BC



ARJEN HEED
Senior Associate
604.499.5133
arjen@sitings.ca

SHELDON SCOTT
Personal Real Estate Corporation
604.788.1225
sheldon@sitings.ca

SITINGS REALTY LTD.
SITINGS.CA / 604.684.6767
1595 – 650 West Georgia Street, Vancouver, BC V6B 4N8

PROJECT SUMMARY

The LIVY is Downtown Port Coquitlam's newest mixed-use development featuring 102 residential units and 7 commercial units totaling over 20,000 square feet of retail space. The development offers a rare opportunity for retailers to secure space in a vibrant, connected and growing urban node.



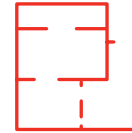
Commercial units front directly onto the newly revitalized McAllister Avenue, integrated with the public realm and leisure spaces.



Positioned within easy walking distance of Poco's Civic Centre, West Coast Express, PoCo Community Centre, shops, restaurants and Leigh Square.



Units encourage street-level vibrancy in line with the vision on the future of Port Coquitlam's downtown.



Designed to enhance the pedestrian-friendly streetscape of Downtown Port Coquitlam.



DETAILS

+ Available Units:

CRU 2: 2,315 SF CRU 5: 1,118 SF
CRU 3: 1,445 SF CRU 6: 1,448 SF
CRU 4: 1,239 SF

+ Asking Price: Contact Listing Agent

+ Strata Fees: \$6.05/SF/YR (Estimated year 1)

+ Available: Q4 2027

+ Zoning: CD41, permitting a wide range of commercial uses

COMMERCIAL CORE

Businesses and institutions at or near Port Coquitlam's downtown core include:



City of Port
Coquitlam
Community
Centre



City of Port
Coquitlam
City Hall



The Michael
Wright Art
Gallery



LISTING AGENTS

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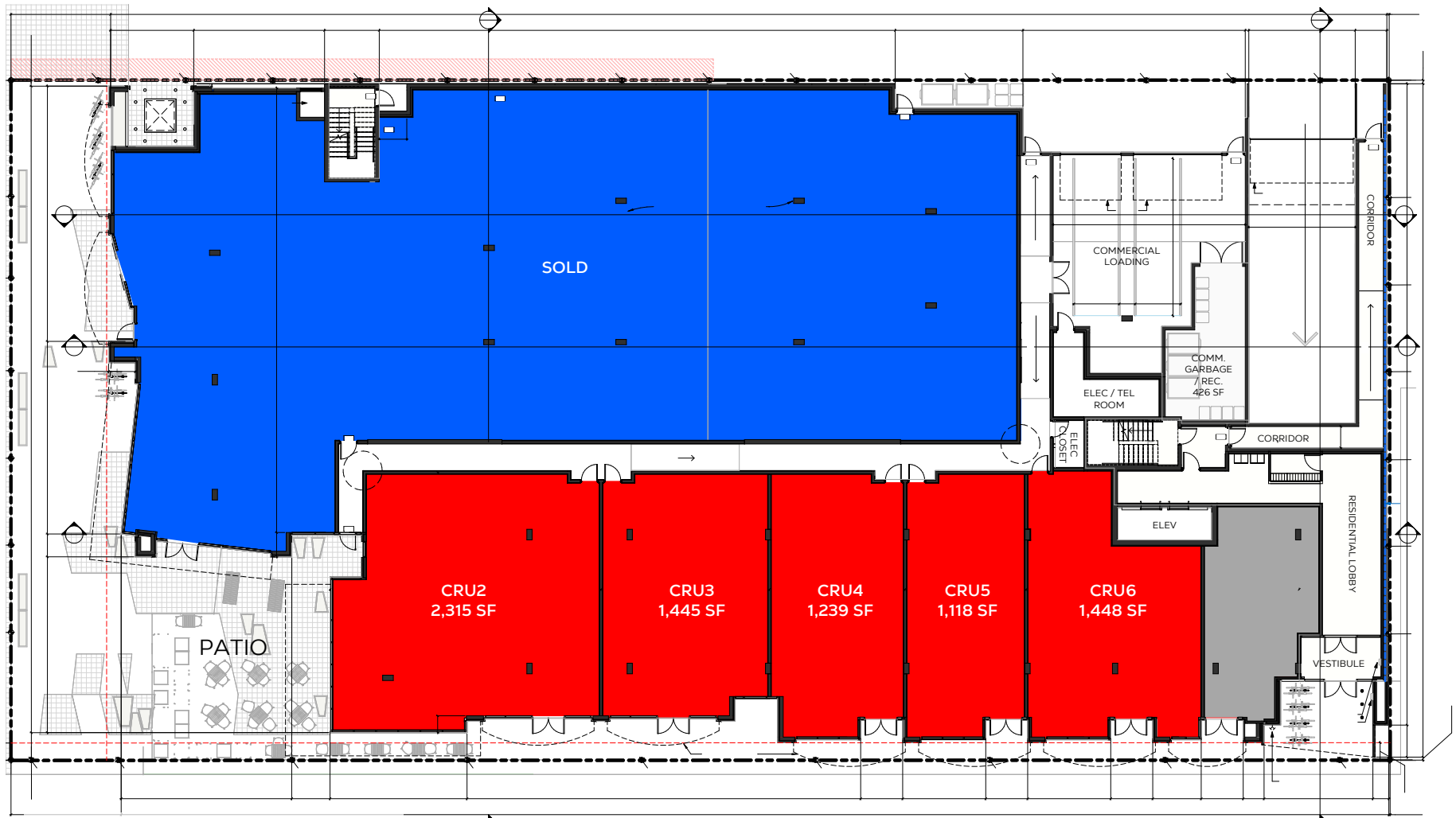
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DEMOGRAPHICS

DRIVE TIME	3 MIN	5 MIN	10 MIN
2025 Population	14,918	41,050	175,895
2030 Populations Projections	15,429	41,896	184,858
2025 Average HH Income	\$111,572	\$126,645	\$144,997
2025 Daytime Population	14,199	40,380	152,080

SITE PLAN



MCALLISTER

- AVAILABLE UNITS
- SOLD UNITS

AERIAL



PHOTOS



LIVY



HIGH EXPOSURE PATIO



PROMINENT STOREFRONT