



LIVY

POCO

2245 McAllister Avenue
Port Coquitlam, BC

RETAIL STRATA FOR SALE

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1595 – 650 West Georgia Street, Vancouver, BC V6B 4N8

PROJECT SUMMARY

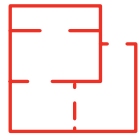
Downtown Port Coquitlam's new mixed-use development featuring 102 residential units and 7 commercial units totaling over 20,000 square feet of retail space. The development offers a rare opportunity for retail owners to secure space in a vibrant, connecting and growing urban node.



Commercial units front directly onto the newly revitalized McAllister Avenue, integrated with the public realm and leisure spaces to foster interaction and visibility



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



Ground-floor retail designed to enhance the pedestrian-friendly streetscape of Downtown Port Coquitlam



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



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

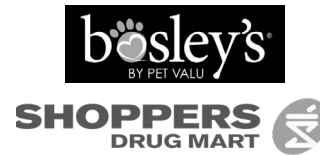
✦ Strata Fees: \$6.05/SF/YR (Estimated year 1)

✦ Available: Q4 2027

✦ Zoning: CD41

AREA TENANTS

City of Port
Coquitlam
Community
Centre



DEMOGRAPHICS

	3 MIN	5 MIN	10 MIN
2024 Population	14,822	41,304	172,128
2029 Populations Projections	15,148	42,579	185,488
2024 Average HH Income	\$103,231	\$118,267	\$133,907
2024 Daytime Population	14,673	40,006	150,713

LISTING AGENTS

ARJEN HEED

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Sittings Realty Ltd

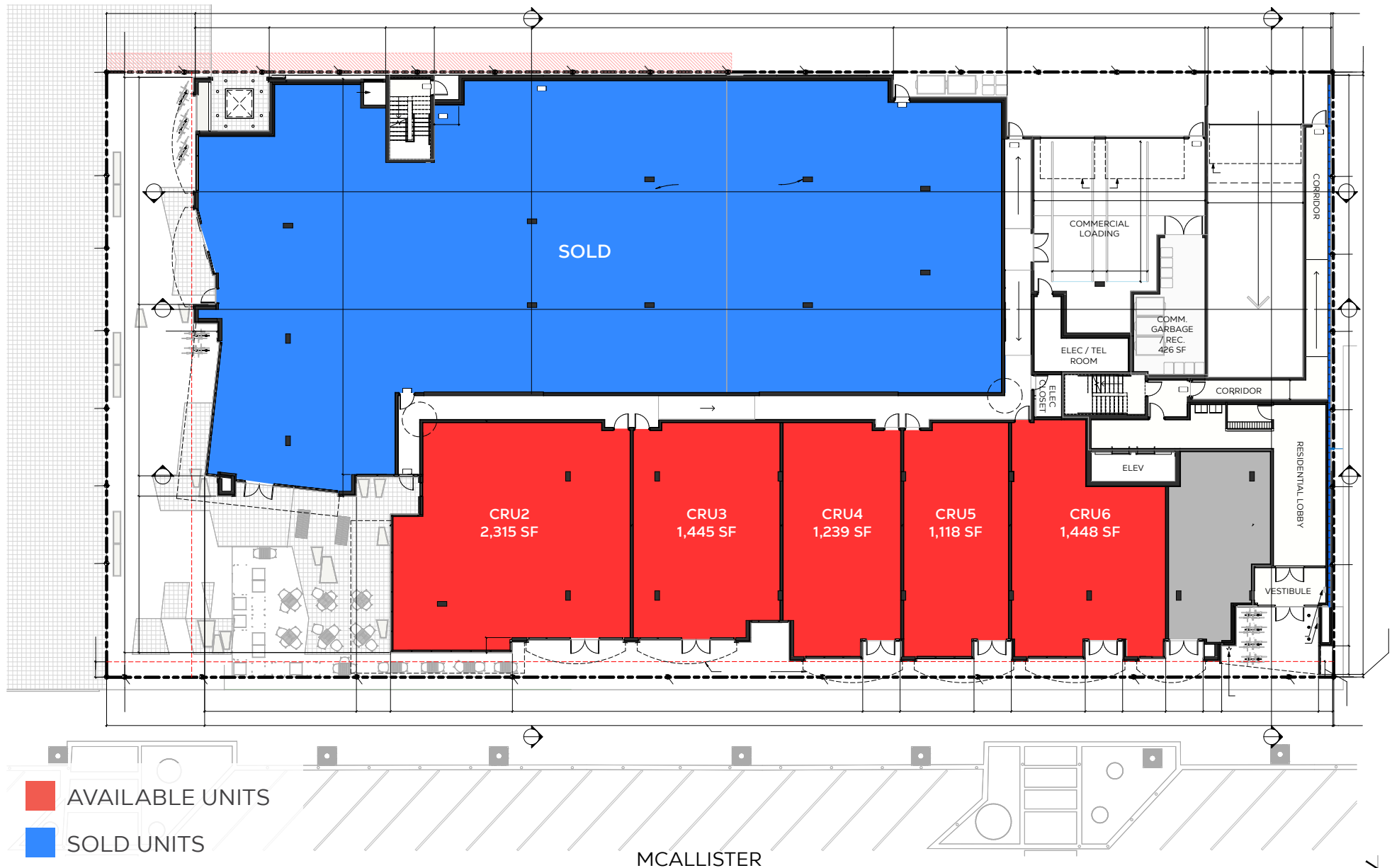
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SITE PLAN



AERIAL

2245 MCALLISTER AVENUE
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PHOTOS

