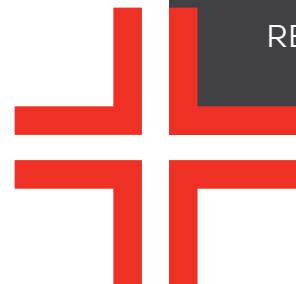




ARJEN HEED  
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1595 – 650 West Georgia Street, Vancouver, BC V6B 4N8

RESTAURANT SPACE FOR LEASE

SITINGS REALTY LTD.  
SITINGS.CA / 604.684.6767

# PROJECT SUMMARY

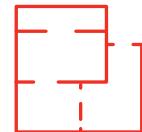
Downtown Port Coquitlam's new mixed-use development featuring 102 residential units and 7 commercial units totaling over 20,000 square feet of retail space. The development offers a rare opportunity for retail owners to secure space in a vibrant, connecting and growing urban node.



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.



# PRIME RESTAURANT / CAFE OPPORTUNITY

LIVY introduces a standout anchor retail opportunity in the heart of centralized Downtown Port Coquitlam. CRU 2 is ideally sized with 2,315 SF of ground floor space perfectly positioned for a restaurant, cafe, brewpub or a casual eatery.

- +** **Prime Anchor Positioning:** Prominent corner frontage and patio potential designed for high-visibility.
- +** **Built-In Foot Traffic:** Capture consistent lunch, dinner, and weekend crowds including daily visitors to the adjacent Community Centre and transit hub.
- +** **Synergistic Coaction:** Perfect for casual dining, family-friendly concepts, cafes with extended hours, ethnic fusion, or coffee/pastry that thrive on community events and walkable vibrancy.
- +** **Development Alignment:** Supports the City's vision for a lively Downtown core with ground-floor retail that fosters interaction, leisure, and pedestrian activity.



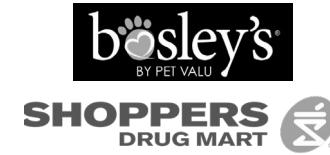
## DETAILS

- #[Available Unit: CRU 2: 2,315 SF]
- #[Asking Rent: Contact Listing Agent]
- #[Additional Rent: \$12.00 PSF (2027 est.)]

- #[Available: Q4 2027]
- #[Zoning: CD41]

## AREA TENANTS

City of Port Coquitlam Community Centre



## DEMOGRAPHICS

	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

## LISTING AGENTS

### ARJEN HEED

Senior Associate  
Sitings Realty Ltd

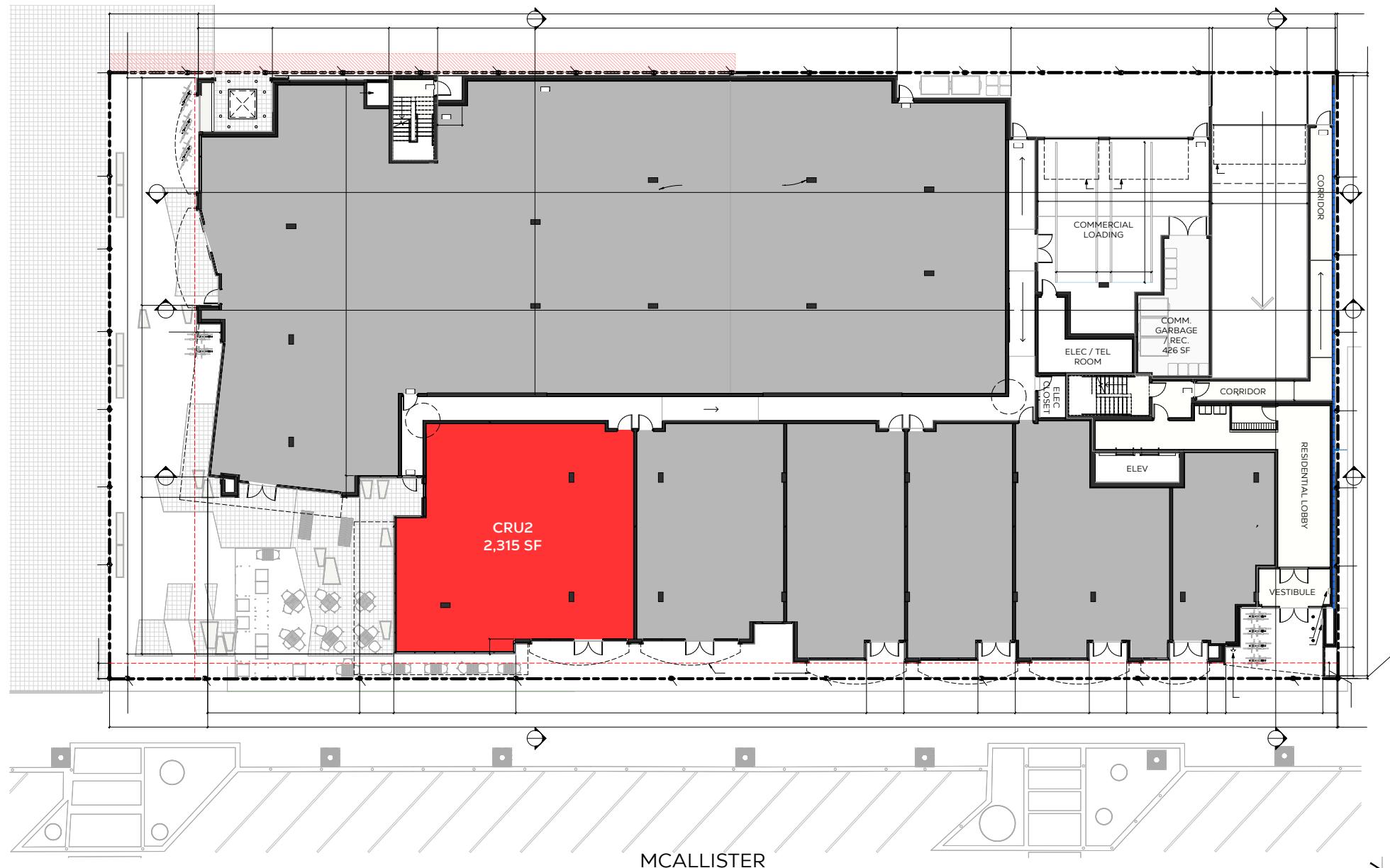
### SHELDON SCOTT

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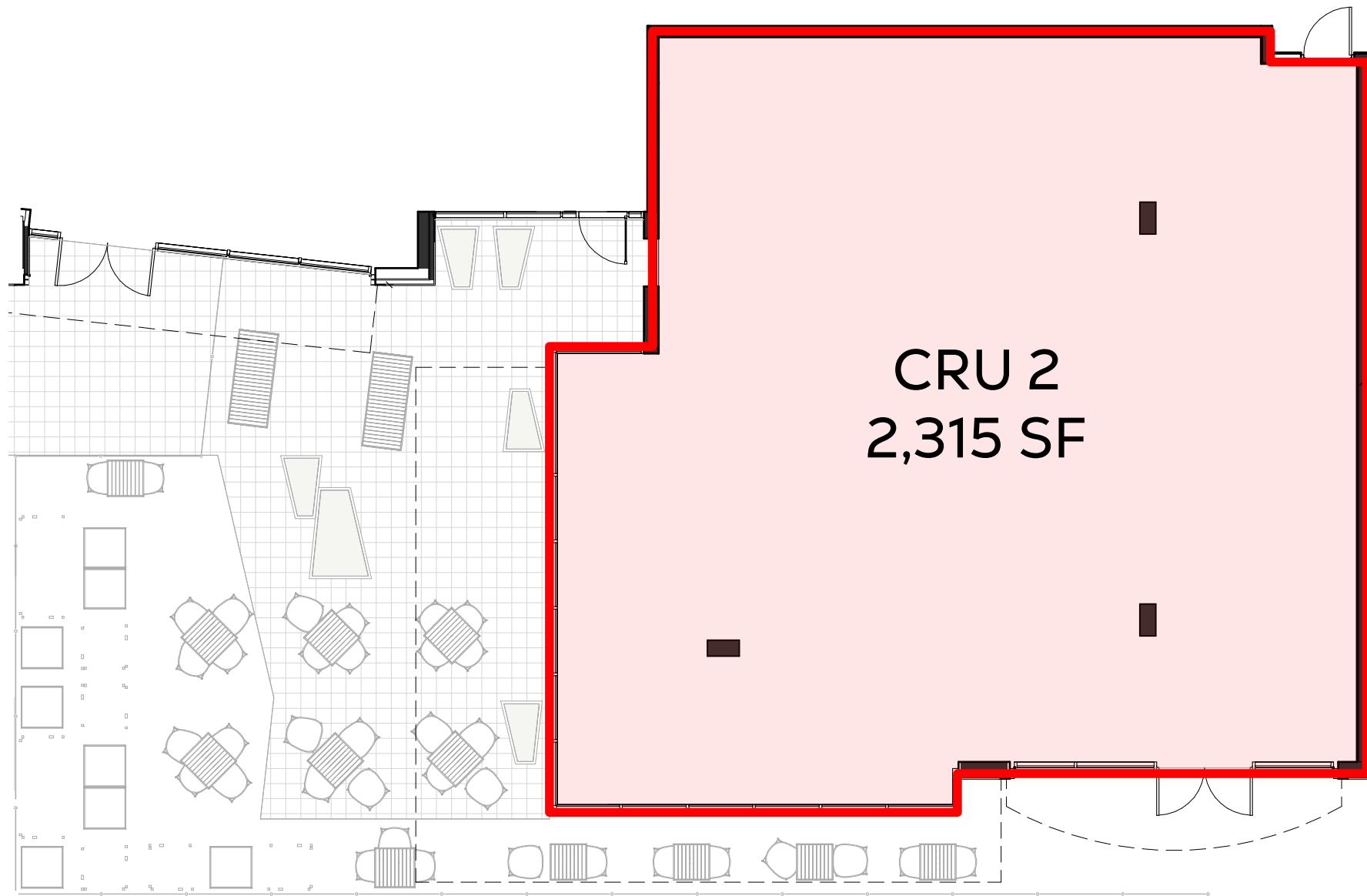
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# SITE PLAN



# FLOOR PLAN



MCALLISTER AVENUE

# AERIAL



# PHOTOS

