

**FORM**

# FOR LEASE

OXFORD MARKET  
2020 OXFORD CONNECTOR  
PORT COQUITLAM, BC



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## THE OPPORTUNITY

Oxford Market is an upscale commercial centre located in the heart of Port Coquitlam with exceptional exposure along the Lougheed Highway Commercial corridor. Anchors include a thriving core of specialty food shops and major retail chains including Kins Farm Market, Telus, Community Savings Credit Union, and Taco Del Mar. The centre also offers ample parking and daily exposure to over 39,000 vehicles.

## LOCATION

Situated along the Lougheed Highway Commercial Corridor between Shaughnessy Street and the Coast Meridian Overpass, this site offers excellent exposure to high volumes of traffic. The subject property is located adjacent to Safeway and Shaughnessy Station Mall.

Port Coquitlam is one of the fastest growing municipalities in Metro Vancouver. The Subject Site is located in the geographic centre of the region with a total population of 61,041 (2016 Est.). Within a 1 KM radius of the subject property, a significant growth rate of 9.1% is expected for the next 5 years (2016 - 2021). New residential development has accelerated in recent years with several projects underway on the eastern border of the city.

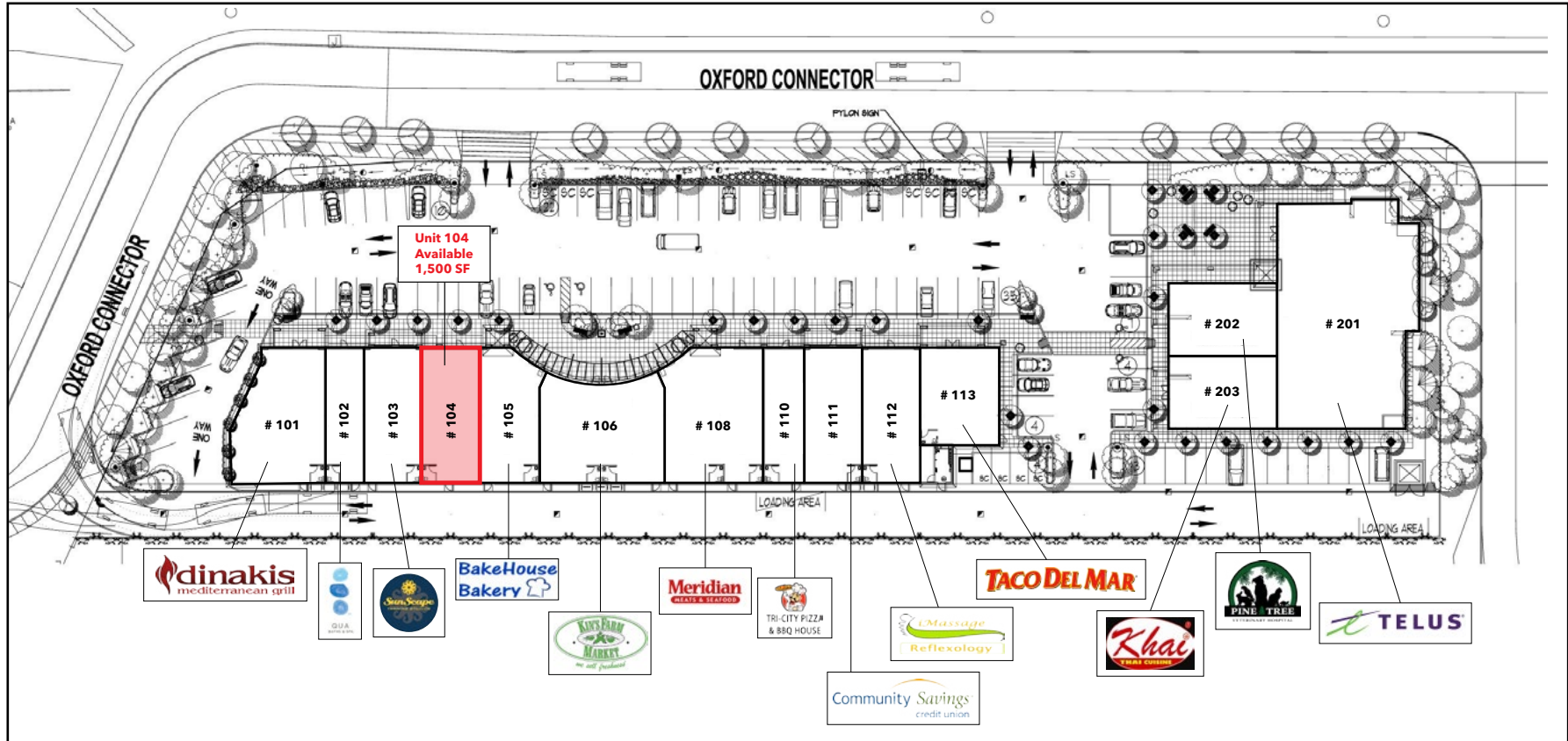
## NEIGHBOURING TENANTS

As the main arterial route through the Tri-Cities, Lougheed Highway has quickly become a major hub for big box and large format retailers and is a destination for consumers throughout the entire Tri-City region. The Port Coquitlam portion of the highway is anchored by Costco, Petland, Save-On Foods, Safeway, Visions, Benjamin Moore, and numerous other businesses. Retailers located in this area benefit from exposure to vehicle traffic along both Lougheed Highway which serves as the main east-west traffic artery connecting Pitt Meadows with Port Coquitlam, Coquitlam and Port Moody.



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## ZONING

CD 16 Comprehensive Development

## OCCUPANCY

Immediate

## ACCESS/EGRESS

All directional access/egress via Oxford Connector.

## OPERATING COSTS (2016 ESTIMATE)

\$10.75 PSF

## AVAILABILITY

Unit 104 - 1,500 SF

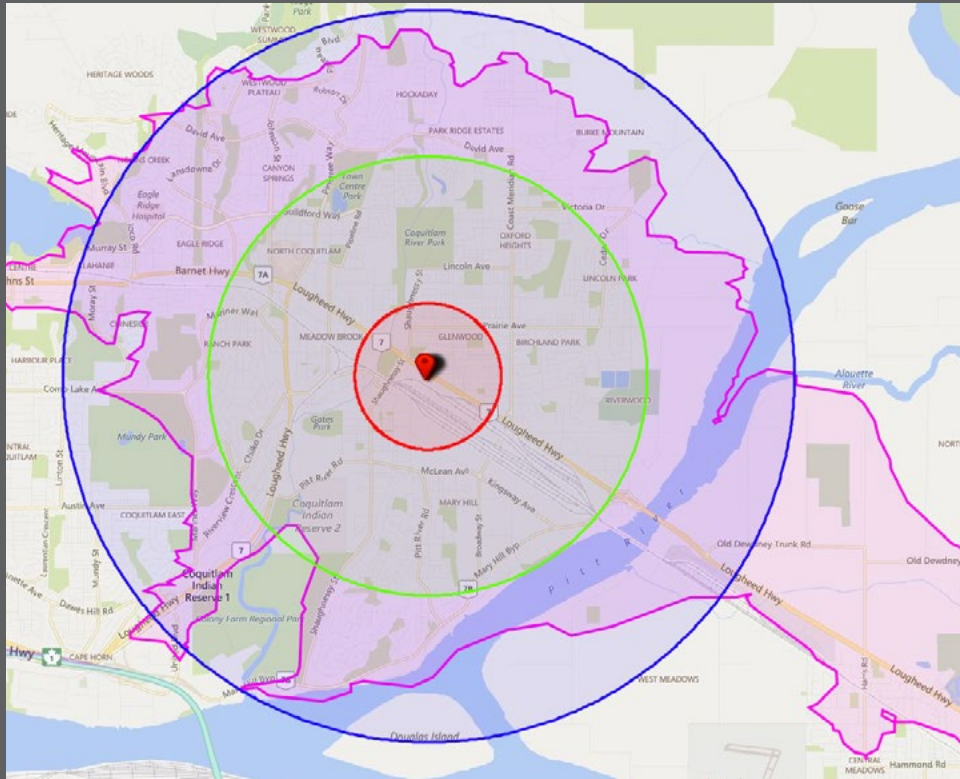
Please contact listing broker for rates.

## TRAFFIC COUNTS (2016)

Lougheed Hwy: 39,076 vehicles per day

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2016 ESTIMATES & PROJECTIONS	1 KM	3 KM	5 KM	10 MIN
Population	9,516	80,296	148,910	148,445
Households	3,906	29,082	52,468	53,438
Average Household Income	\$77,073	\$92,476	\$104,125	\$102,104
Projected % Population Growth (2016-2021)	9.1%	8.8%	6.9%	6.7%

**FORM RETAIL ADVISORS INC.**  
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