



For Sale, For Lease, Joint Venture: Land

970 Dominion Avenue & 985 Nicola Avenue

A Unique Investment Offering Comprised of 7 acres Including 4.2 acres of Serviced Development Land in One of the Most Rapidly Growing Neighbourhoods in the Tri-Cities.

Lennard:

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lennard.com

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Plug into Port Coquitlam's Fastest Growing Retail Hub

An exceptional opportunity to acquire an existing retail centre, with further development opportunity, in the Dominion Triangle of Port Coquitlam, one of the largest regional retail hubs in the Lower Mainland. The subject property benefits from the recent significant residential development in the surrounding area, and the future developments anticipated.

Nearby developments include Burke Mountain, the adjacent townhome development by Mosaic, and Fremont Village by Onni. Area tenants include Walmart, Dollarama, Canadian Tire, Mark's Work Wearhouse, Save on Foods, Costco, Home Depot BC Liquor store and H-Mart. Phase 1 of the property is anchored by Value Village, BC Cannabis, and an H-Mart grocery store.



Shovel Ready

Developable land is ready for you to build & develop your perfect retail opportunity.



Existing Retail Demand

Located within Dominion Triangle, a thriving retail centre.



Flexible Lease Options

Create flexible lease options for your tenants up to 60,000 SF.

Property Details



Total Area
7 acres



Parking
4:1,000



Availability
Immediate



PID
008-959-756



Zoning
DC - District Commercial
Land Use
Highway Commercial



Asking Basic Rent / Price
Contact Listing Agent
NOI
\$1,007,588 (approximately)
Gross Taxes
\$321,403 (2022)

Development Opportunity



Developable Land
4.2 acres
(up to 70,000 SF, build-to-suit)



Permit
Historical Development Permit in Place
Subdivision
Required
Access & Easements
Adjacent with Home Depot



Property Highlights

- Significant scale in one of the Lower Mainland's most active communities with a growing residential base and diversified mixed-use amenities.
- Strong in-place income and covenant with BC Cannabis Store, Value Village and H-Mart comprising the tenant profile generating approximately \$1 million in NOI.
- An established retail core with synergistic big-box retailers present including Canadian Tire, Home Depot, Walmart, Costco, and Save-On-Foods.
- The offering comprises of 7 acres with 4.2 acres of development ready serviced, and levelled excess land that will facilitate additional commercial density.
- One of the most rapidly growing neighbourhoods in the Tri-Cities with unseen levels of low and midrise wood frame development taking place making this a highly desirable location for young professionals, families, and move-up buyers.



Accepted Offer

Existing accepted offer for 24,000 SF from Willowbrae Academy, contact listing agent for more information.

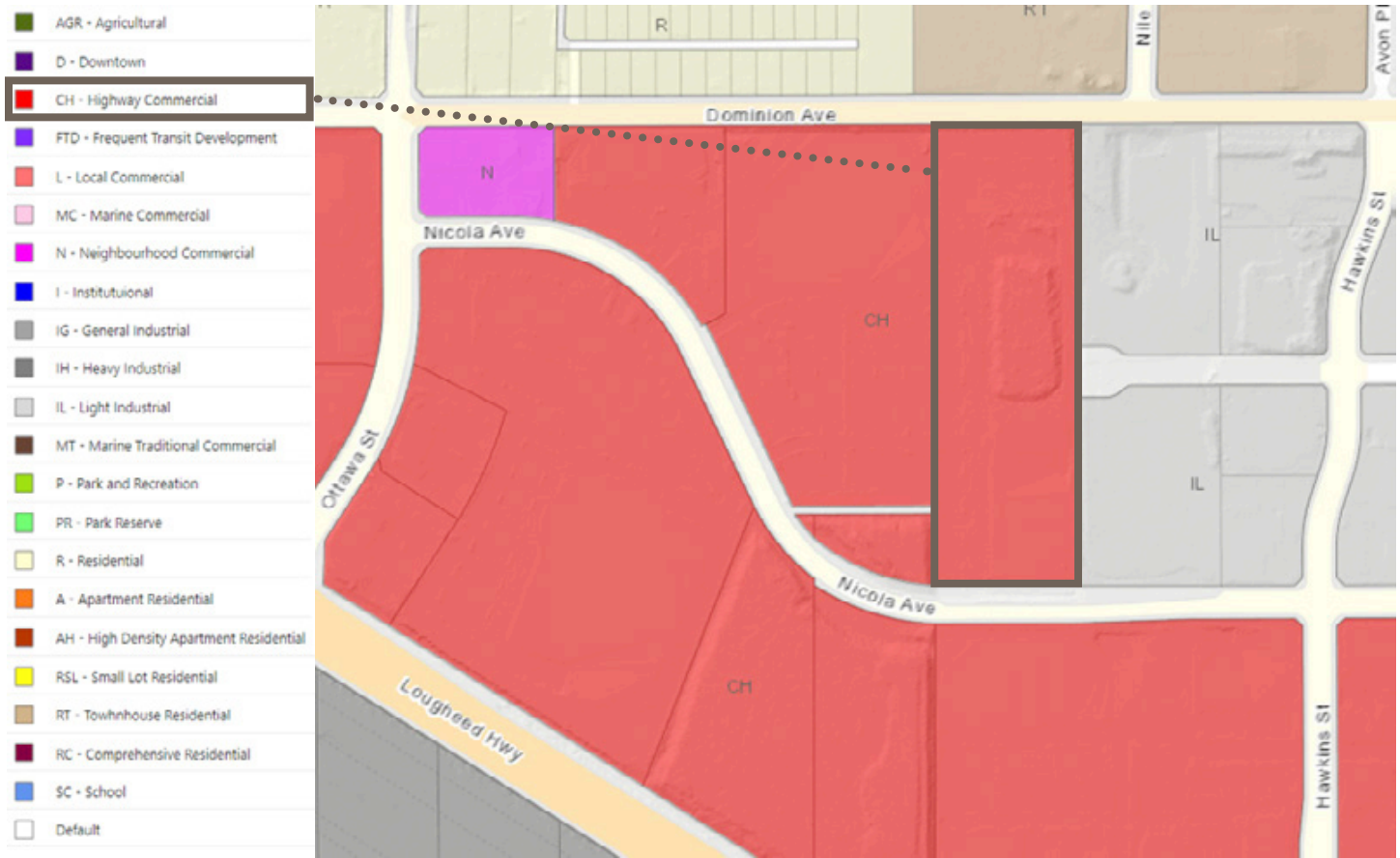
970 Dominion Avenue & 985 Nicola Avenue



Land Use Overview

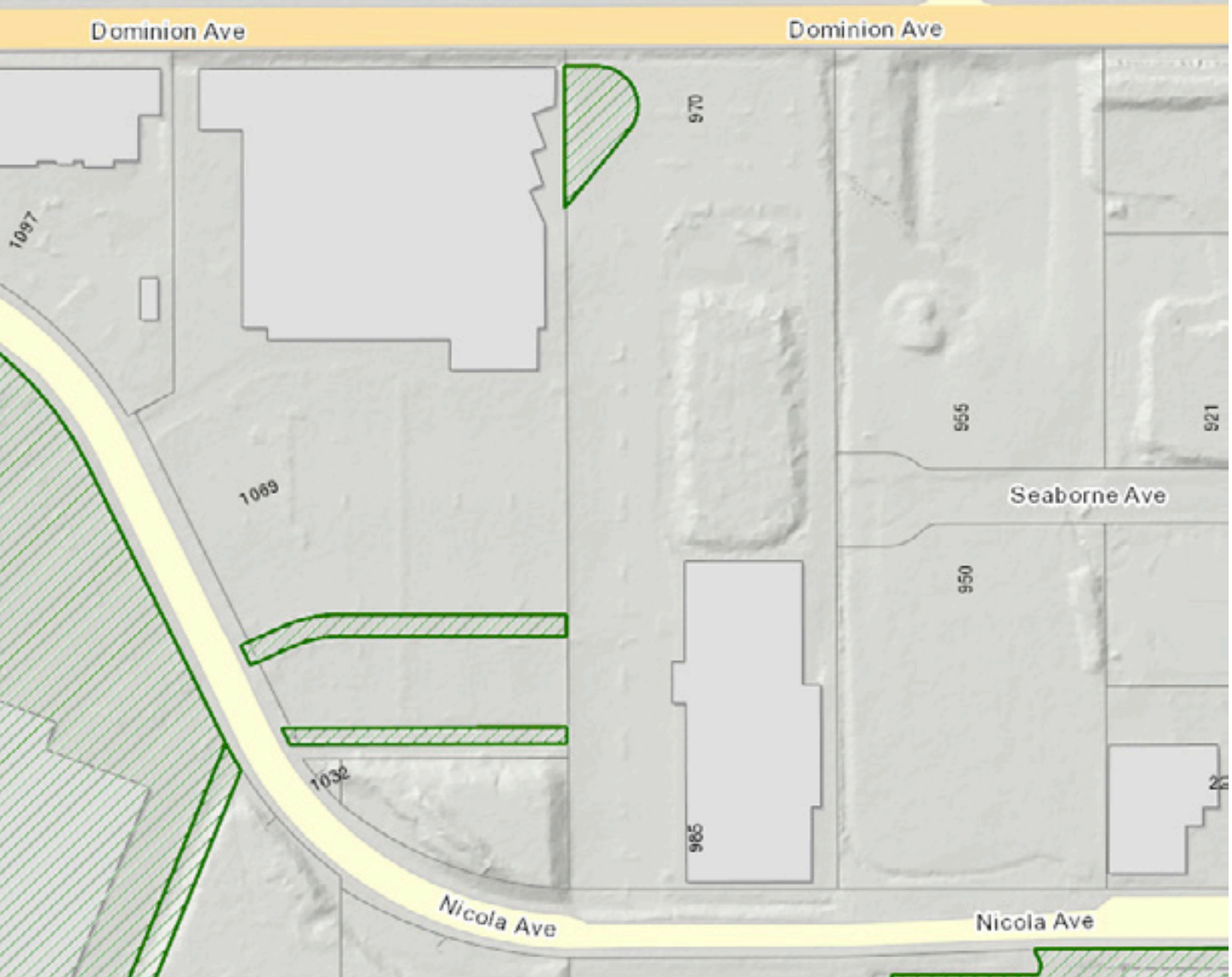
Highway Commercial Ocp Land Use Designation

The Highway Commercial designation allows for highway-oriented commercial uses that attract a regional market and require more parking than local commercial uses. Permitted uses will include auto-related retail and service, building and gardening supplies, supermarkets and recreation facilities.



District Commercial Zoning Bylaw

The District Commercial zone is intended to accommodate and regulate auto-oriented commercial uses and a range of commercial uses located in large premises.



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Area Demographics

Location Overview

Located within the Dominion Triangle, the Property offers substantial exposure along two of the most prominent streets in Port Coquitlam, Dominion Avenue and Nicole Avenue. Additionally, the Property benefits from the synergies with surrounding automobile-oriented destination retail including Costco, Home Depot, Walmart and Canadian Tire. Furthermore, the location is ideally positioned with an abundance of surrounding residential development generating a 10-minute drive time trade area of approximately 4540 residents and over approximately 1500 households.

Development Activity

Port Coquitlam has undergone significant growth and development with nearly 2,600 residential units delivered over the past decade and another 600 currently in various stages of planning. Port Coquitlam continues to hold demand amongst end users as a family-oriented community with highly accessible destination retail and service nodes.



Total Population

1km: 4,539.3
5km: 104,740.1
10km: 342,840.4



Daytime Population

1km: 7,498.3
5km: 96,349.7
10km: 287,454.1



Total Households

1km: 1,521
5km: 39,447
10km: 124,014



Average Household Income

1km: \$128,581.91
5km: \$112,960.41
10km: \$118,139.31



Median Age

1km: 42.2
5km: 41.9
10km: 42.2



Occupied Households

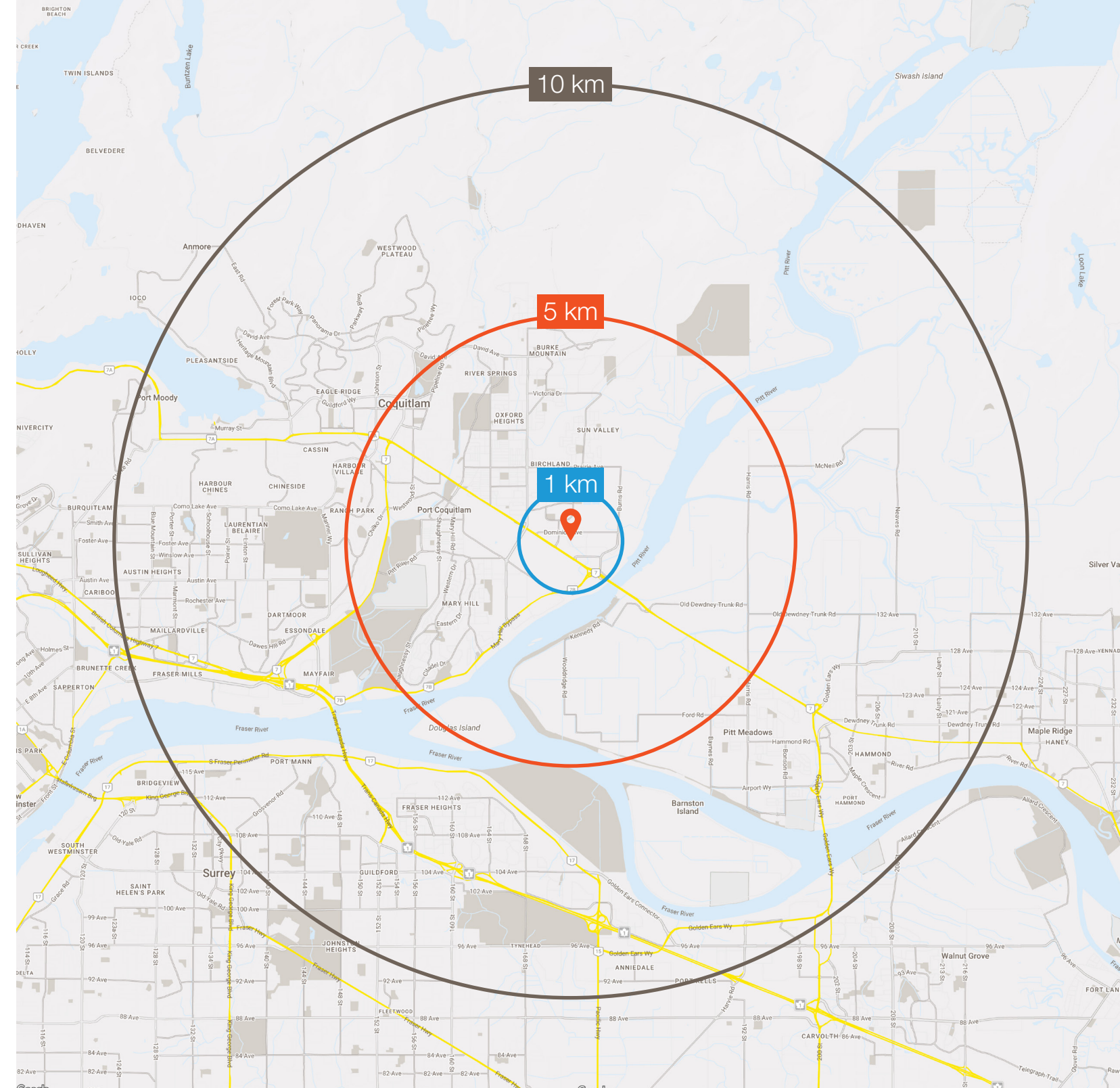
1km: 1,521
5km: 39,425
10km: 124,019



Drive Times

Pitt Meadows: 12 minutes
Coquitlam Centre: 15 minutes
Westwood Plateau: 20 minutes

Burquitlam: 20 minutes
Surrey City Centre: 25 minutes
Port Moody: 25 minutes



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