

NOW LEASING

New Highway Commercial Retail along
the Lougheed Highway at 1970 Oxford Connector, Port Coquitlam, BC



For Further Information, Please Contact

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LOCATION

The subject property occupies a key location along the Lougheed Highway Commercial Corridor just east of the major intersection at Shaughnessy Street. This area has rapidly developed into a mecca of "power" retailers who service the diverse population of Port Coquitlam and the Tri-Cities marketplace.

The subject property is adjacent to Safeway, Canadian Tire and within close proximity to Port Coquitlam's "town centre". Also located directly east is Oxford Market, a new 26,502 square foot retail plaza anchored by Kin's Farm Market, a bakery, meat store, Subway and Harley Davidson.

PROJECT DESCRIPTION

The subject property is a high exposure Highway Commercial Retail development of approximately 31,707 square feet. Visions Electronics and Benjamin Moore Paint are its two prominent tenants.

ZONING

CD-17 Comprehensive Development Zone 17. There is a 3,000 sq.ft. minimum floor area for most permitted uses.

Please contact the Listing Agent for a copy of the complete Zoning Bylaw.

PARKING

There are a total of 84 stalls will be provided for the Project.

TRAFFIC COUNTS (2007)

Approximately 6,151 vehicles pass the subject property during the peak hours of 7 a.m. to 9 a.m. weekdays*

Approximately 7,168 vehicles pass the subject property during the peak hours of 4 p.m. to 6 p.m. weekdays*

*2007 Traffic Counts reported by the City of Port Coquitlam



LEASE OPPORTUNITIES

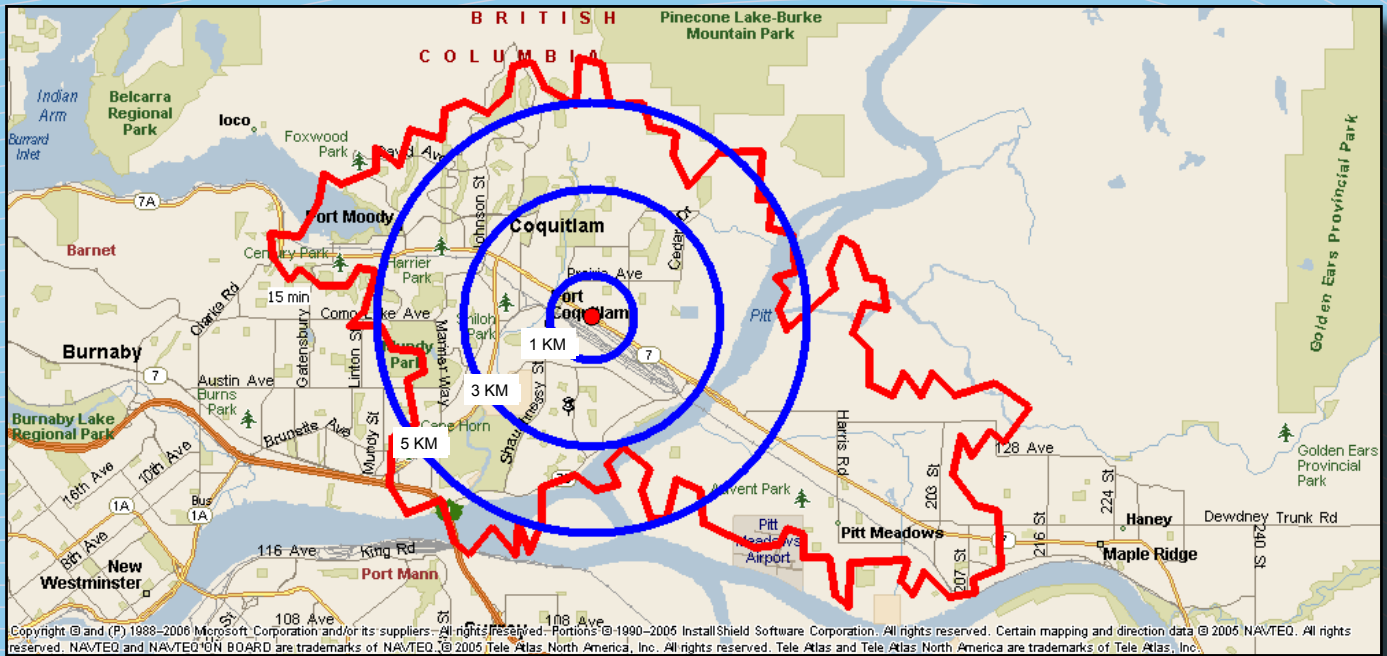
3,975 - 8,010 square feet available

RATES

\$18.00 per square foot per annum.

OPERATING COST AND PROPERTY TAXES

\$6.00 per square foot (2010)



1970 Oxford Connector, Port Coquitlam, BC

Trade Area Demographics (2006 Census)	1 KM	3 KM	5 KM	15 Mins Drive Time
Total Population	6,242	58,990	108,883	145,239
Total Population (2008 estimated)	6,580	62,228	115,240	154,286
Forecasted Population for 2011	6,623	62,745	117,129	157,938
Forecasted Population for 2013	6,650	63,090	118,398	160,379
Number of Households	2,441	21,269	38,607	51,829
Average Household Income	\$58,766	\$69,413	\$76,276	\$75,645
Workplace Population (estimated "daytime" population)	7,224	50,952	83,757	125,000

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