

# FREMONT VILLAGE

SHOPPING CENTRE



LIVE. SHOP. THRIVE

DISCOVER THE HEART OF FREMONT VILLAGE



## DRIVE-THRU OPPORTUNITY

2115 Hawkins Street | Port Coquitlam, BC

2,500-4,778 SF

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## THE OFFERING

CBRE is pleased to present a prime drive-thru retail opportunity in the master-planned Fremont Village. Located at 2115 Hawkins Street, this space is demisable offering 4,778 square feet plus a drive-thru. This established shopping center is anchored by major retailers including Walmart, Canadian Tire, Urban Barn, Visions Electronics, Marks, and Shoppers Drug Mart, among others, and tenants will benefit from ample on-site parking, a prime location with convenient access to key transportation routes, on-site residential units, and high visibility from traffic.

## DETAILS

### ADDRESS

2115 Hawkins Street, Port Coquitlam, BC

### AVAILABLE

March 1, 2026

### SIZE

2,500-4,778 SF

### LEASE RATE

Contact Listing Agents

### ADDITIONAL RENT

\$16.00 PSF (2026 est.)

### ZONING

District Commercial (DC)

### NEW RESIDENTIAL

Approximately 200 Units

### PARKING

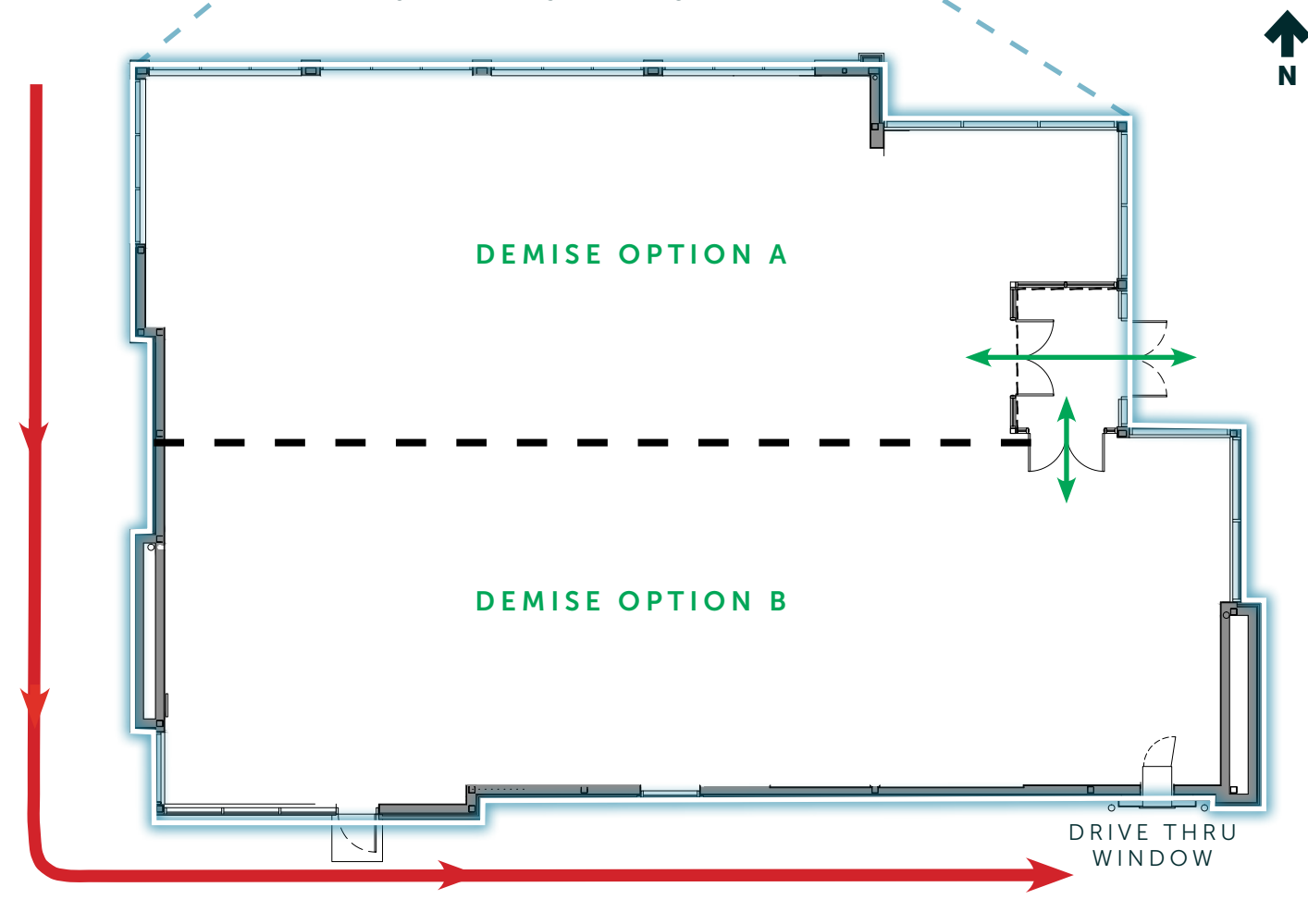
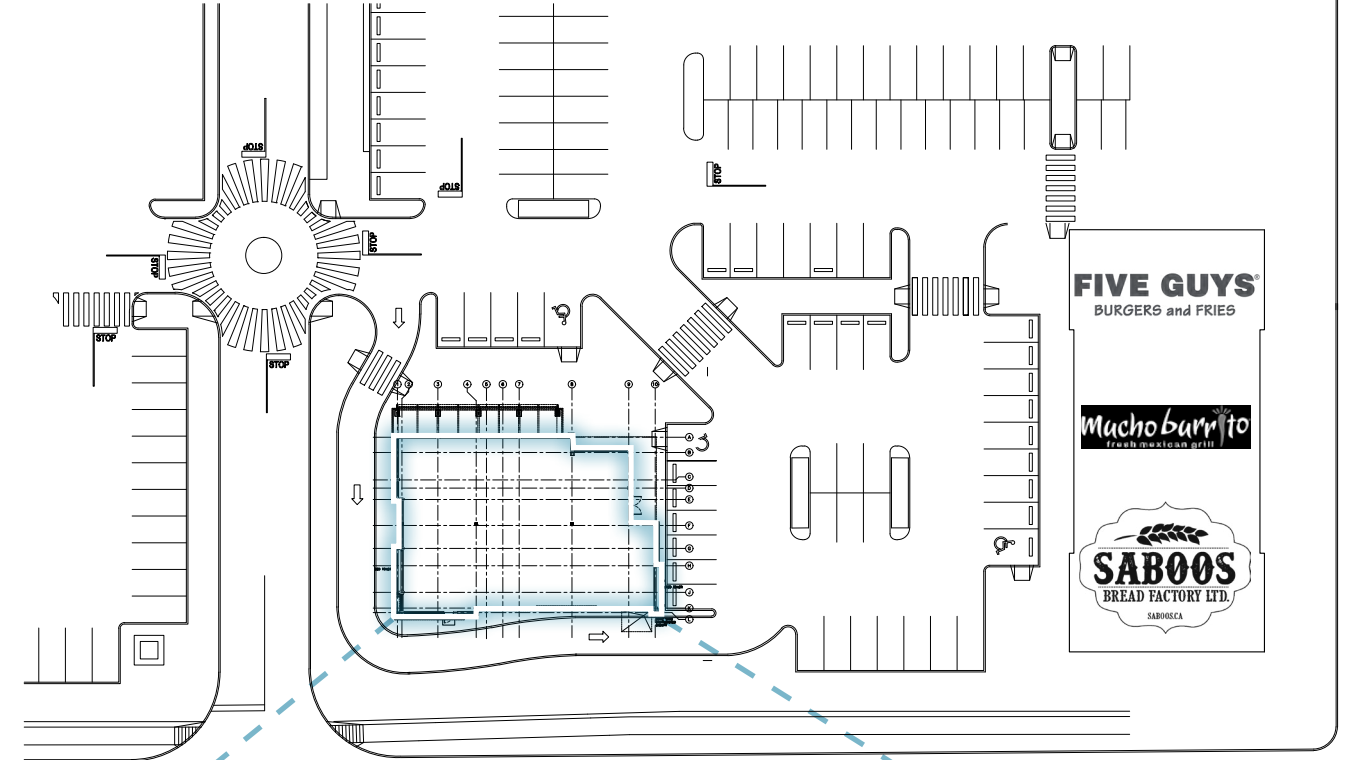
Ample surface parking

### HVAC

1 ton/300 SF / 200-amp-600V / Domestic cold  
2" - Sanitary - 6"

## 2115 HAWKINS STREET

4,778 SF







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## AREA DEMOGRAPHICS

| DRIVE TIME            | 10 MIN    | 20 MIN    |
|-----------------------|-----------|-----------|
| BUSINESSES            | 3,649     | 16,013    |
| DAYTIME WORKING POP.  | 61,929    | 299,574   |
| 2024 TOTAL POPULATION | 141,878   | 740,560   |
| PROJ. GROWTH (5 YEAR) | 10.1%     | 9.4%      |
| AVG. HOUSEHOLD INCOME | \$131,016 | \$131,261 |
| MEDIAN AGE            | 40.1      | 39.1      |





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#### MAUREEN MOUNZER

Personal Real Estate Corporation

Vice President, CBRE Vancouver

Advisory & Transaction Services

604 727 4606 | maureen.mounzer@cbre.com

#### JEFF LOUGHEED

Vice President, CBRE Victoria

Advisory & Transaction Services

250 386 0001 | jeff.lougheed@cbre.com



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