

FOR LEASE

2721 CLARKE STREET, PORT MOODY, BC

RETAIL OPPORTUNITIES
AVAILABLE IN PORT MOODY
MIXED-USE DEVELOPMENT

DELIVERY MARCH 2021

platform
CLARKE & MOODY

Developed by:

ARAGON



Robert Hamilton
(604) 398-2773
RHamilton@MarcusMillichap.com

Jack Allpress
(604) 638-1975
JAllpress@MarcusMillichap.com
Personal Real Estate Corporation

Marcus & Millichap

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MARKET OVERVIEW

Platform is a 6-storey mixed-use building with 104 residential units, and approximately 17,000 SF of ground floor retail and commercial space. Platform is strategically positioned to service existing density and additional residential growth within an immense yet highly affluent trade area. The property stands to benefit from its proximity to rapid transit and a number of high-profile projects including Coronation Park redevelopment, and other proposed Port Moody redevelopments.

RECOMMENDED USES

Potential uses include, but are not limited to:

- Dental
- Physiotherapy Clinic
- Chiropractic Clinic
- Massage Therapy
- Insurance
- Medical Clinic
- Hair Salon/Barber Shop
- Learning/Tutoring Centre
- Fitness/Yoga Studio

SALIENT DETAILS

Availability:	March 2021
Parking:	38 dedicated underground commercial stalls and 10 street-front stalls
Traffic Counts:	St. Johns Street - 30,254 VPD
Add'l. Rent (2021 Estimates):	\$14.00 PSF
Asking Rent:	Please contact listing agent



PROPERTY HIGHLIGHTS



Excellent exposure to pedestrian and vehicular traffic, with St. Johns Street exceeding 30,000 VPD



Platform sits at the northwest corner of Clarke Street and Moody Street in the Moody Centre area of Port Moody



Centrally located in the heart of an emerging craft beer and restaurant node with several breweries in the immediate area



Situated within a 5 minute walk of Moody Centre Station, the property benefits from exceptional connectivity to rapid transit via the Millennium SkyTrain Line and the West Coast Express



The \$1.4 billion Evergreen Extension provides the site accessibility from Vancouver, Burnaby, and Coquitlam with an average ridership reaching 40,000 daily commuters



Platform is a new mixed-use development featuring a sold-out collection of 104 boutique homes as part of its residential component

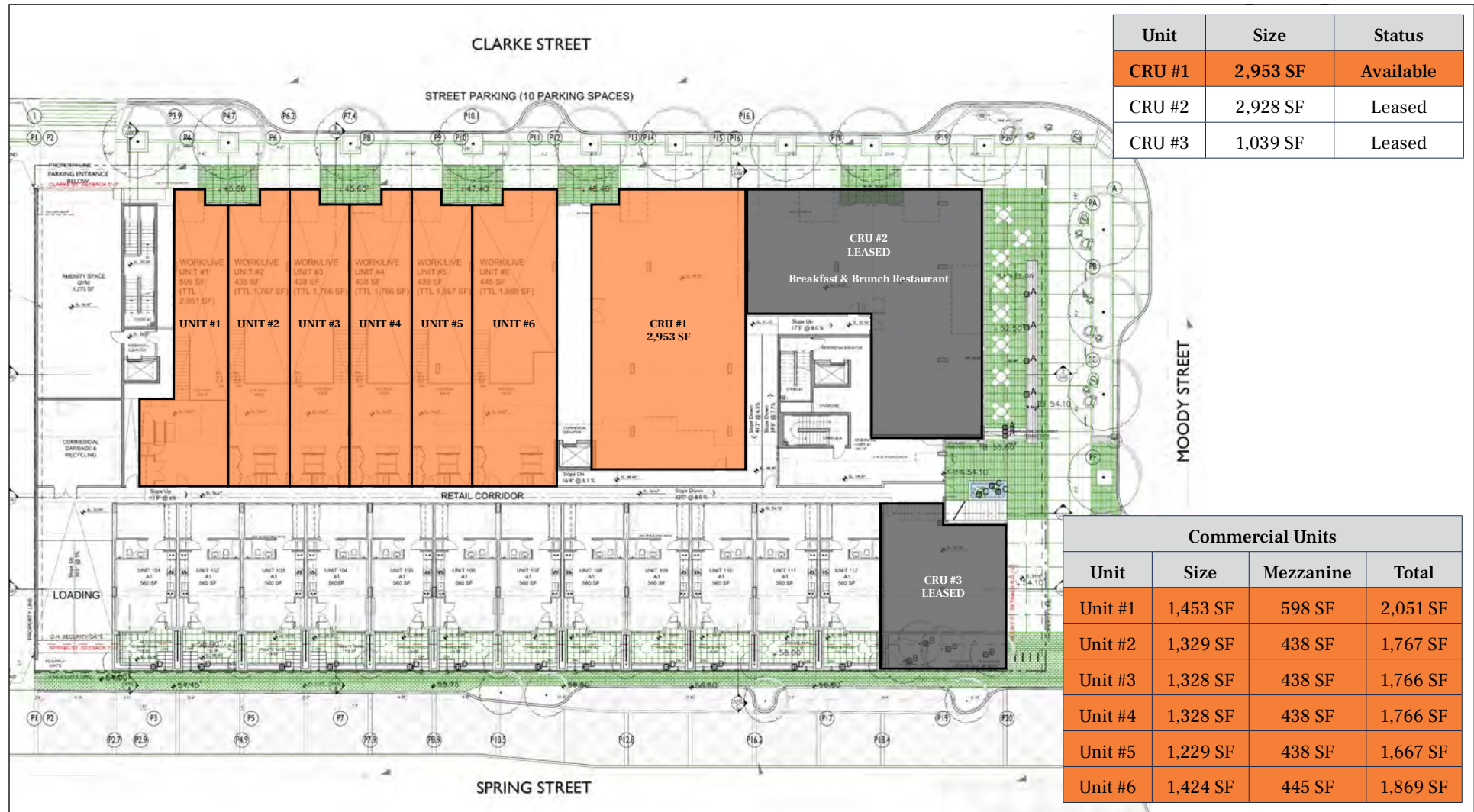


Average household income within a 3km radius of the Property is \$124,180

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SITE PLAN



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- | | | |
|-----------------|-------------------------|------------------|
| 1. Subject Site | 5. A&W | 9. H&R Block |
| 2. Liquor Store | 6. Moody Elementary | BC Liquor Stores |
| 3. Scotiabank | 7. Subway | 7-11 |
| 4. Pharmasave | 8. Moody Centre Station | |

2020 Demographics	1KM	3KM	5KM
Population	3,516	59,151	178,049
Pop. Growth Rate (2018-2023)	13.0%	5.8%	8.0%
Average Household Income	\$90,983	\$124,180	\$105,252

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SURROUNDING DEVELOPMENTS

1. **2025 St. Johns Street - Proposed**
Land Castle Development Corp
 - 24 storey tower with 263 residential units
 - 3.5 storey mixed-use with 10,800 SF of commercial and 14 live/work units
2. **2335 St. Johns Street**
 - 5 storey mixed-use
 - 2 ground floor commercial units
 - 16 residential units
3. **2421 Clarke Street**
David J. Ho Architect Inc.
 - 6 storey mixed-use development with ground floor retail
 - 5 floors of residential with 43 units
4. **2513 Clarke Street**
The Strand by Townline
 - Occupied in 2018
 - 5 storeys mixed-use development with ground floor retail and 4 floors of residential
5. **Anthem**
(2914 - 2934 St. Johns Street)
 - Anthem Properties, a nationally-recognized development company, purchased a one-acre site on the northwest corner of St. Johns Street and Williams Street in 2010. Anthem is well-known for redeveloping transit-impacted areas to mixed-use/higher density.



Marcus & Millichap

Marcus & Millichap
1280-333 Seymour Street
Vancouver, BC V6B 5A6

T (604) 638-2121
F (604) 638-2122

MarcusMillichap.ca

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