

#12 1740 Broadway Street

Port Coquitlam B.C

Broadway Street



FOR LEASE

INDUSTRIAL

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ICONIC PROPERTIES GROUP

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Front View

OPPORTUNITY

Iconic Properties Group is pleased to present this unique opportunity to acquire this M1 zoned strata industrial unit with 3,206 sqft of total space including 971 sqft of upper floor and 2,235 sqft of main floor.

The Subject Property is located on the East Side of Broadway Street between Industrial Ave and Morgan Ave in the Mary Hill Industrial Area Port Coquitlam.

With easy and convenient access to Coquitlam, Burnaby, Vancouver and other municipalities via Mary Hill Bypass, Golden Ear Bridge and Lougheed Hwy (Hwy 7).

M-1 Zoning provides for all types of industrial uses, which generally includes manufacturing, storing, distributing, wholesaling and recycling of goods, materials or similar items.

PROPERTY DETAILS

CIVIC ADDRESS	#12 1740 Broadway Street, Port Coquitlam, BC
NEIGHBOURHOOD	Mary Hill Industrial Area
P.I.D	018-733-174
UNIT SIZE	3,206 sqft
ZONING	M-1

CEILING HEIGHT	over 17 ft
LOADING DOOR	Grade: one
BASE RENT	\$19 per sqft per annum
ADDITIONAL RENT	\$4.5 per sqft per annum

LOCATION

Port Coquitlam is a community of 61,000 with a strategic location in Metro Vancouver, a healthy base of businesses, new commercial and industrial areas, 271 hectares of parkland including the 25-km Traboulay PoCo Trail, well-established neighbourhoods, and a strong sense of community spirit known as PoCo Pride.

Since it was incorporated on March 7, 1913, Port Coquitlam has experienced significant growth and has strived to remain relevant to the changing times. At the same time, the City has retained its small-town charm, its authentic historic downtown core, and a tradition of community involvement.

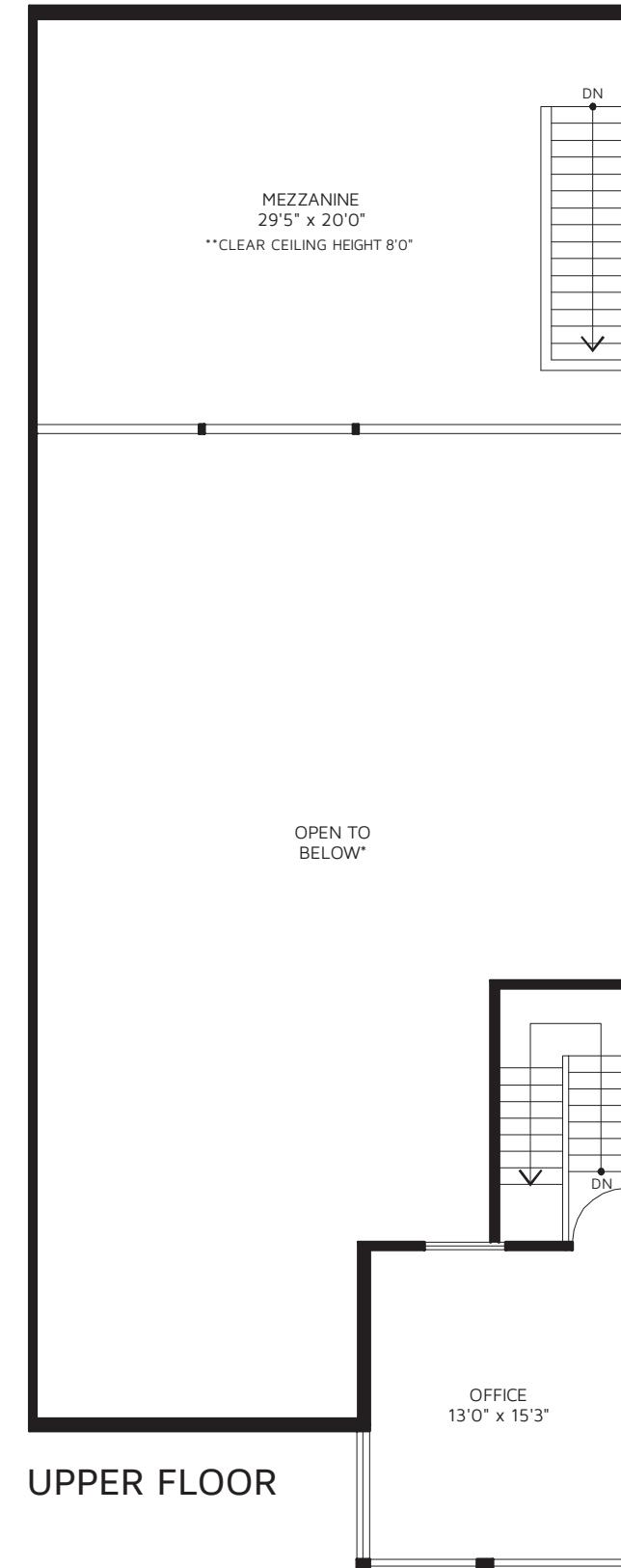
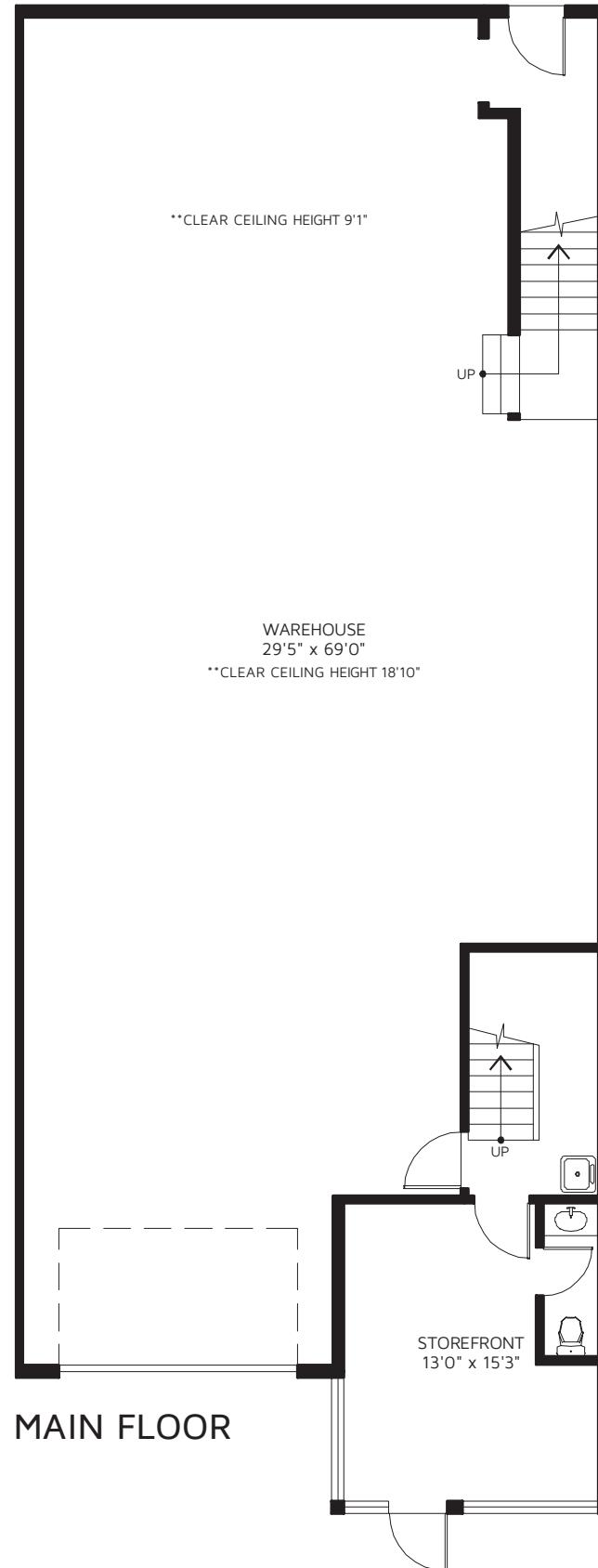
Bird Eye View

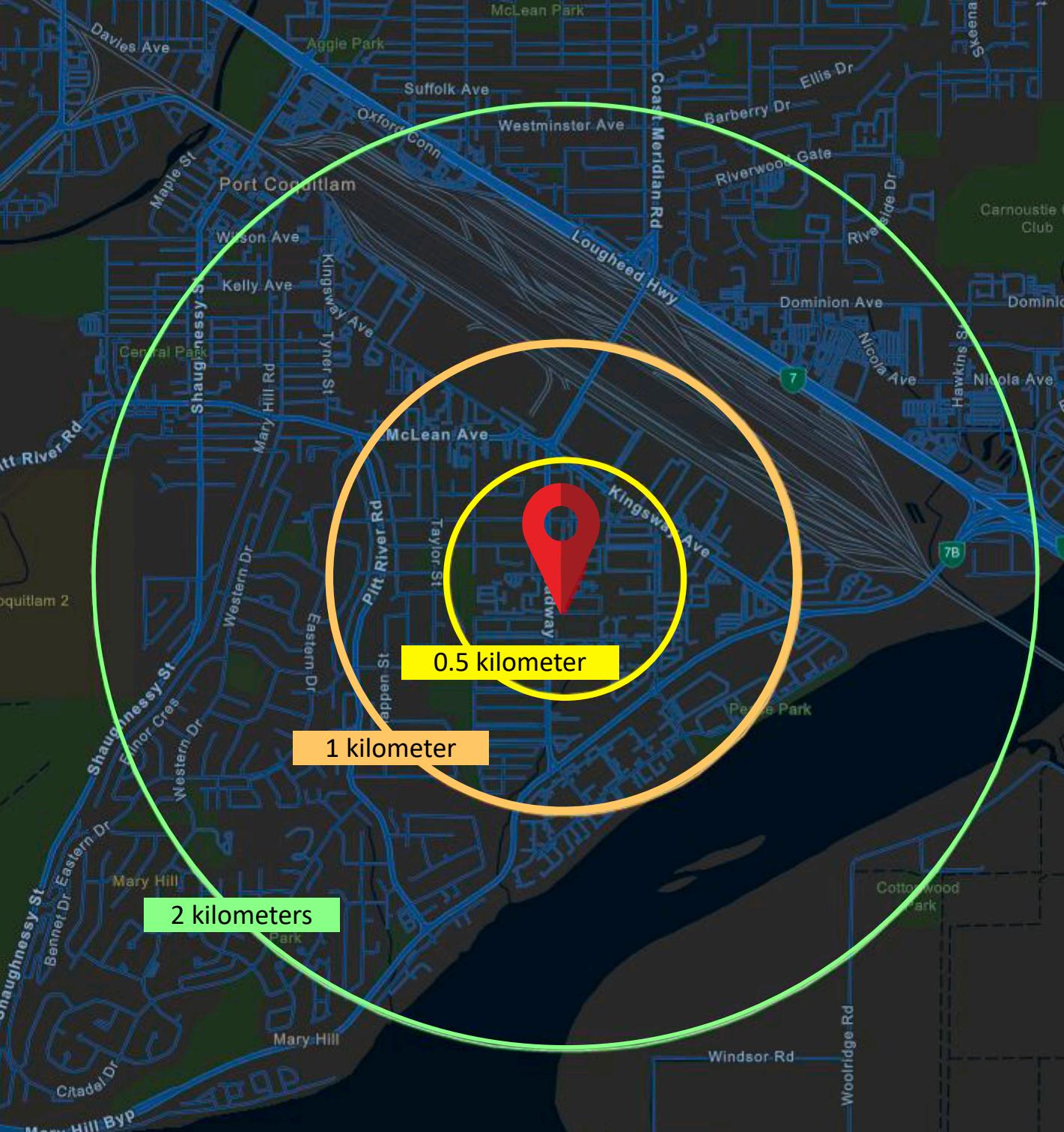


FLOOR PLANS



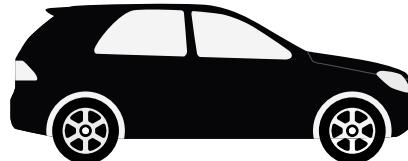
Upper Floor	971 sqft
Main Floor	2,235 sqft
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Gross Leasable Area	3,206 sqft





DEMOGRAPHICS

	0.5 km	1 km	2 km
Population (2021)	572	3,158	20,950
Population (2026)	705	3,447	22,387
Projected Annual Growth (2021 - 2026)	4.27%	1.77%	1.34%
Median Age	41.2	41.0	40.7
Average Household Income (2021)	\$128,341	\$130,513	\$126,674
Average Persons Per Household	3.3	3.2	3.0



58,096
VEHICLES PER DAY

Along Lougheed Highway and Highway 7B



9
Restaurants



1
Grocery



6
Cafés



7
Schools



10
Personal Services



8
Childcare

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