

FOR LEASE

2721 CLARKE STREET, PORT MOODY, B.C.

OPPORTUNITY IN PORT MOODY MIXED-USE DEVELOPMENT

platform
CLARKE & MOODY

Developed by:

ARAGON



1,766 SF AVAILABLE

CLARKE STREET

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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.

SALIENT DETAILS

Address:	2721 Clarke Street, Port Moody, B.C.
Availability:	Total: 1,766 SF Mezzanine: 438 SF Main Floor: 1,328 SF
Timing:	Contact Listing Agent
Parking:	38 dedicated underground commercial stalls and 10 street-front stalls
Traffic Counts:	Total: +/- 50,484 VPD Clarke St: +/- 14,274 VPD St. Johns St: +/- 36,210 VPD
Additional Rent:	Contact Listing Agent
Asking Rent:	Contact Listing Agent



PROPERTY HIGHLIGHTS

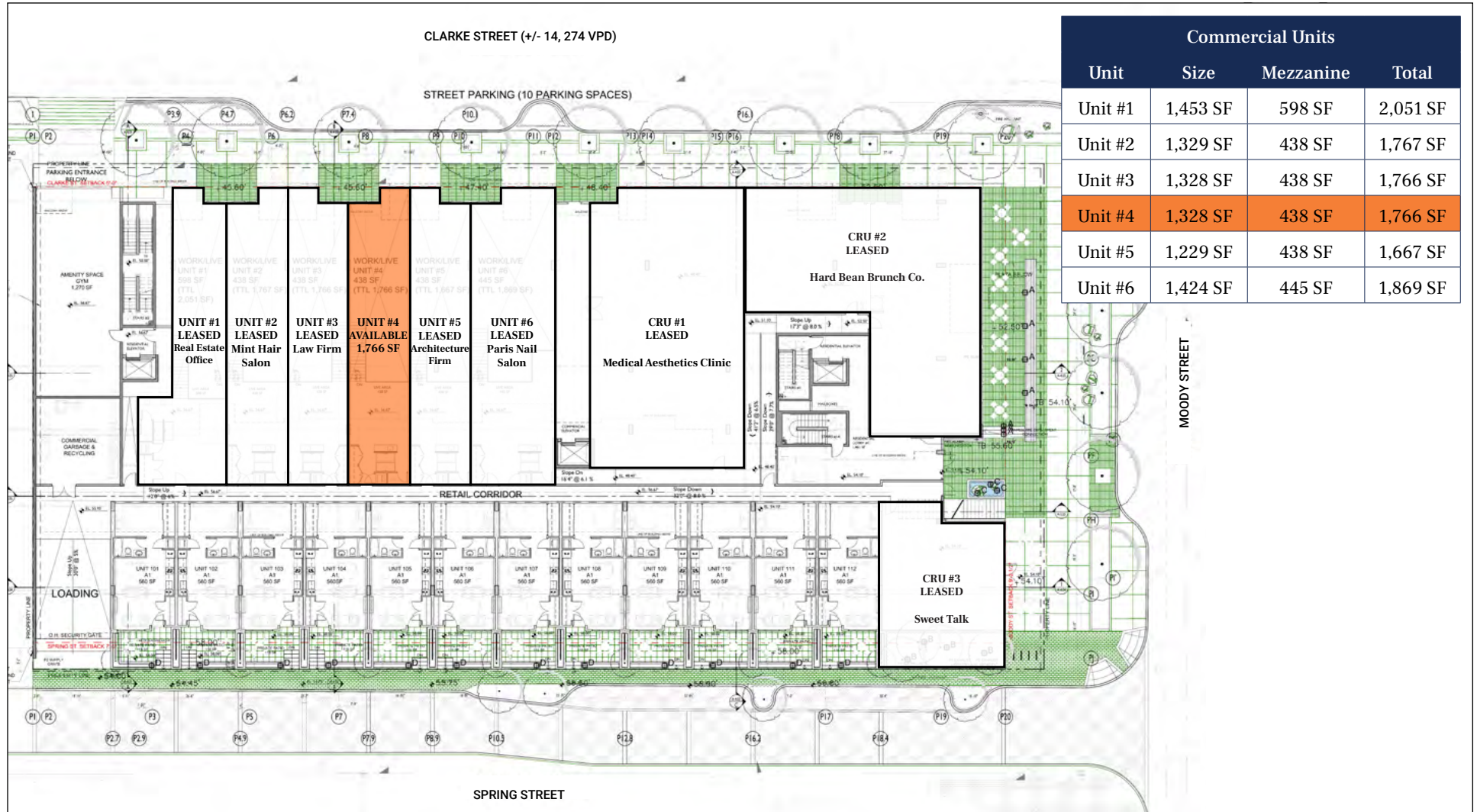
-  Excellent exposure to pedestrian and vehicular traffic, with St. Johns Street exceeding 36,000 VPD
-  Platform sits at the northwest corner of Clarke Street and Moody Street in the Moody Centre area of Port Moody
-  Centrally located in the heart of an emerging craft beer and restaurant node with 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 mixed-use development featuring a collection of 104 boutique homes as part of its residential component
-  Average household income within a 3km radius of the Property is \$147,819

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SITE PLAN

For Lease
 Under Contract
 Leased

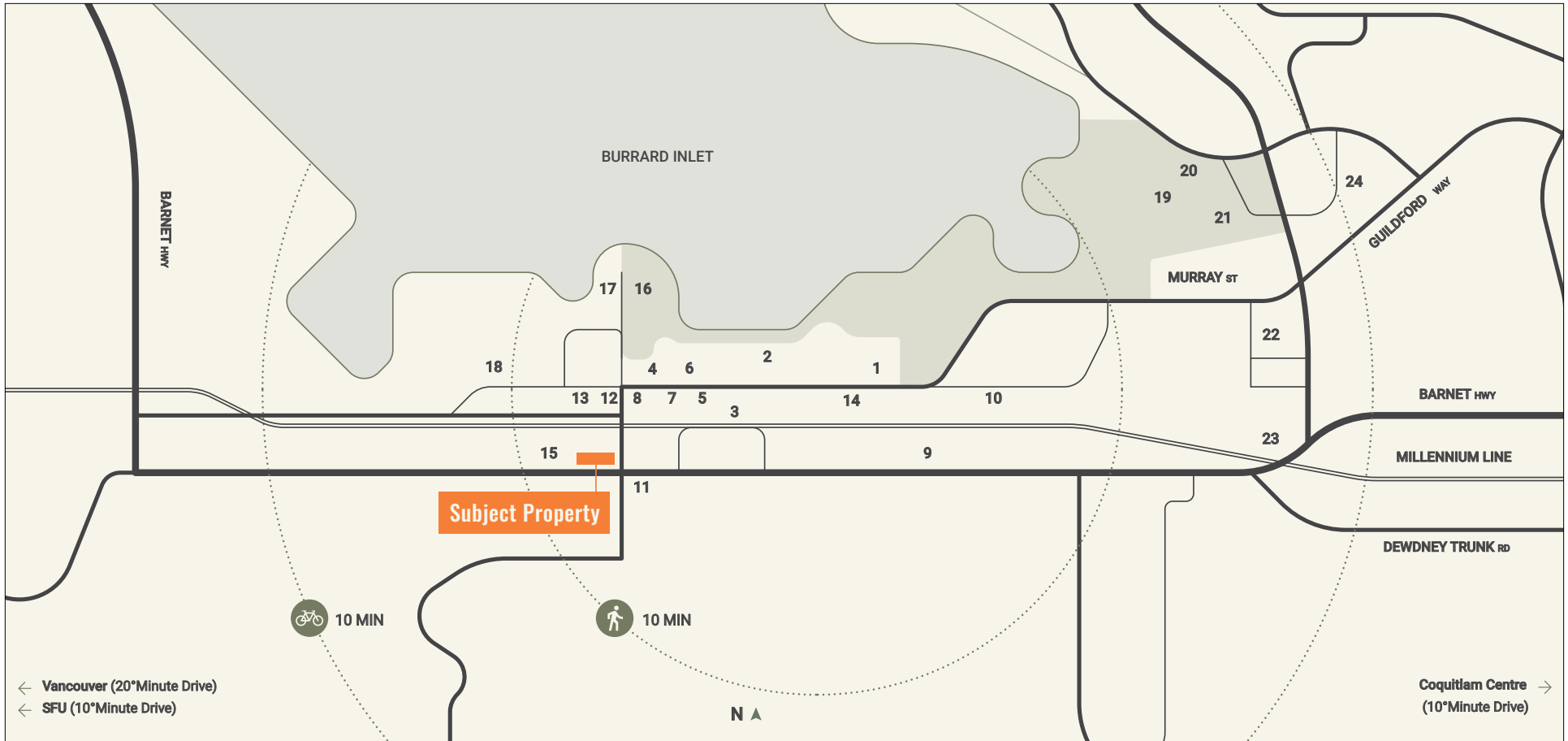


Commercial Units			
Unit	Size	Mezzanine	Total
Unit #1	1,453 SF	598 SF	2,051 SF
Unit #2	1,329 SF	438 SF	1,767 SF
Unit #3	1,328 SF	438 SF	1,766 SF
Unit #4	1,328 SF	438 SF	1,766 SF
Unit #5	1,229 SF	438 SF	1,667 SF
Unit #6	1,424 SF	445 SF	1,869 SF

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2025 Demographics	3 min radius	5 min radius	10 min radius
2025 Avg. Household Income	\$147,819	\$154,391	\$137,814
2025 Total Population	9,104	27,532	163,866
% Pop. Change (2025-2030)	12.9%	11.7%	8.3%
2025 Households	5,185	12,509	69,649



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|----------------------------------|---------------------------|-----------------------------------|-----------------------------------|-----------------------------------|
| 1. Inlet Park | 6. EV charging station | 11. Pizzeria Spacca Napoli | 16. Rocky Point Park | 21. Port Moody Public Library |
| 2. Shoreline Trail | 7. Yellow Dog Brewing Co. | 12. Innovative Fitness Port Moody | 17. The Boathouse Restaurant | 22. Suter Brook Village |
| 3. Moody Centre SkyTrain Station | 8. Rocky Point Spirits | 13. The Parkside Brewery | 18. Moody Ales | 23. Inlet Centre SkyTrain Station |
| 4. Rocky Point Ice Cream | 9. Matsuzushi | 14. Moody Yards | 19. Port Moody Farmers Market | 24. Newport Village |
| 5. Twin Sails Brewing | 10. Caffé Divano | 15. KAFFI Espresso Bar | 20. Port Moody Recreation Complex | |

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