



Monaco

RARE. LUXURIOUS. EXCLUSIVE. THIS IS MONACO.

1330-1334 JOHNSTON ROAD, WHITE ROCK, BC
COMMERCIAL STRATA UNITS FOR SALE

AVAILABLE FOR OCCUPANCY!

Sherman Scott

+1 604 662 2663
Sherman.Scott@colliers.com

Mike Grewal

Personal Real Estate Corporation
+1 604 694 7200
mike.grewal@colliers.com



MONACO
ELEVATED LIVING

a quality development by

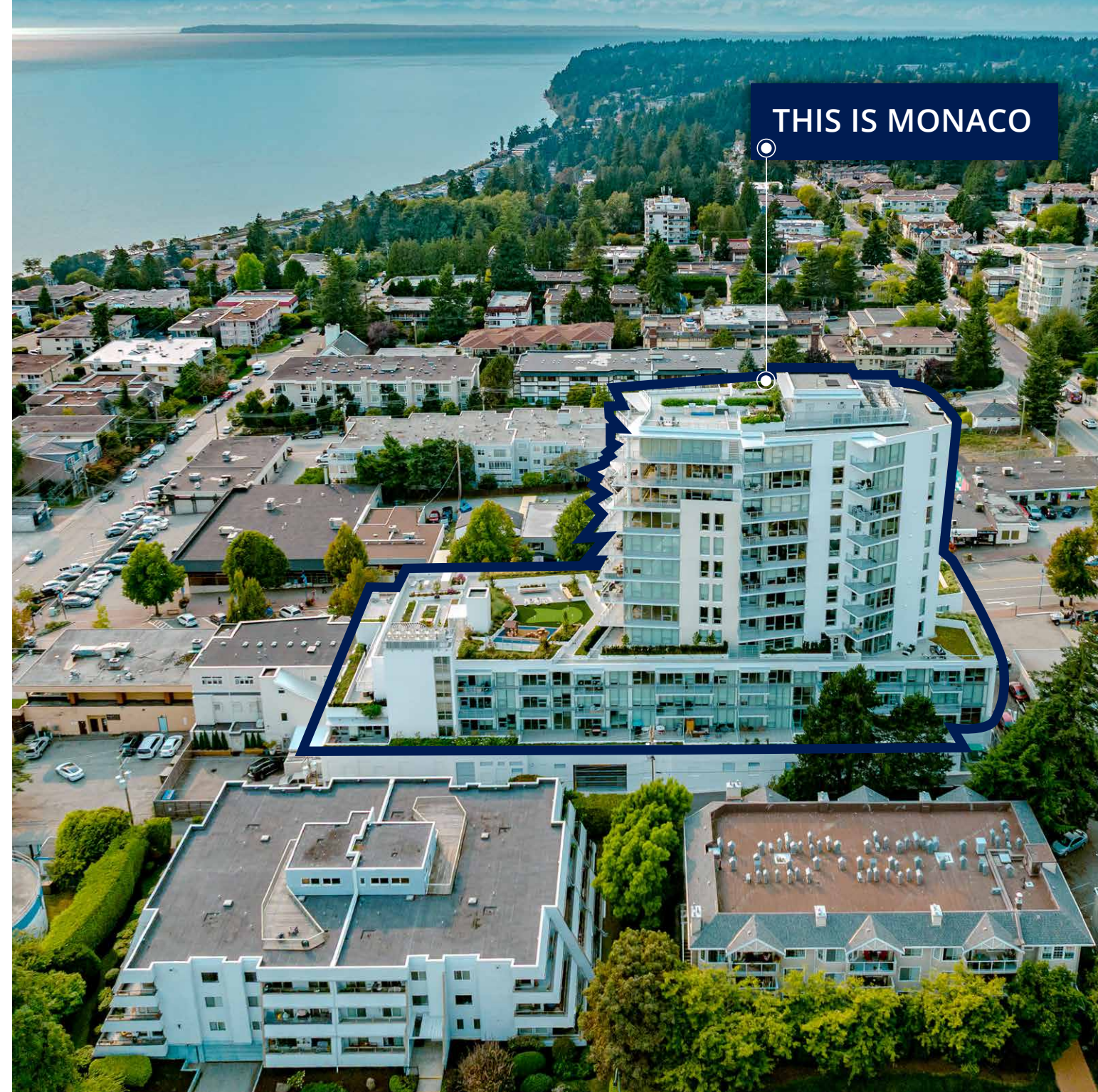
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Opportunity

Exciting opportunity to own units from 1,303 - 4,685 SF +/- of commercial space at the crest of the hill in White Rock's Lower Johnston Road neighbourhood.

KEY DETAILS

| | |
|--|--|
| Municipal & Legal Addresses | <p>1334 Johnston Road: Legal: STRATA LOT 5, PLAN EPS11170, SECTION 11, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT. PID: 032-464-410</p> <p>1332 Johnston Road: Legal: STRATA LOT 6, PLAN EPS11170, SECTION 11, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT. PID: 032-464-428</p> <p>1330 Johnston Road: Legal: STRATA LOT 7, PLAN EPS11170, SECTION 11, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT. PID: 032-464-436</p> |
| Building | Mixed use residential and commercial building |
| Proposed Ownership | Strata |
| Parking | 1 parking stall per commercial strata unit is included in the price. Stalls are located on P2. |
| Additional Public Parking | 27 pay parking stalls to be located on P1 |
| Zoning | CD 58 Zone – Allows for retail service group 1 uses, licensed establishments (including liquor and food primary) as well as medical and dental clinics. |
| Loading | 2 commercial bays |
| Commercial Bike Storage | 6 spaces |



WEST VIEW



LOOKING EASTTOWARDS MAIN LOBBY ENTRY



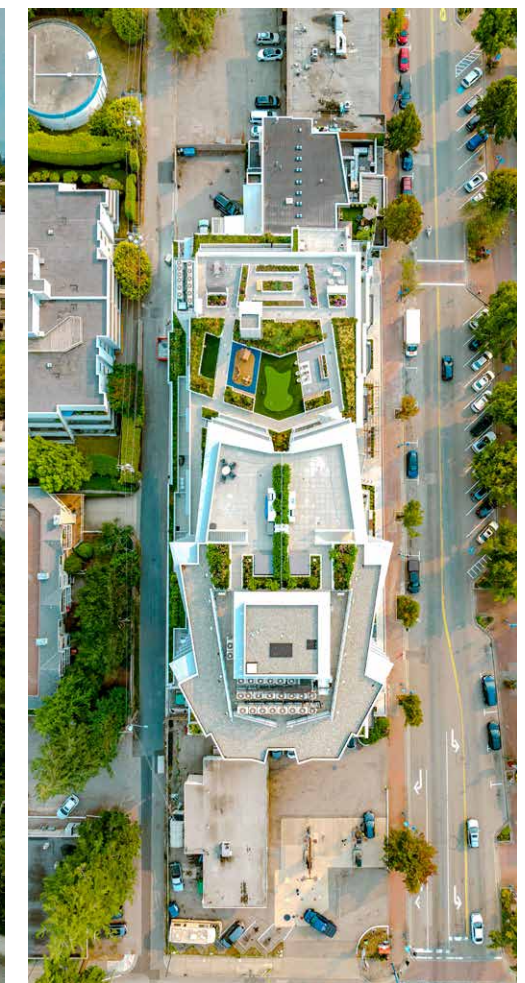
LOOKING NORTH EAST AT JOHNSTON ROAD

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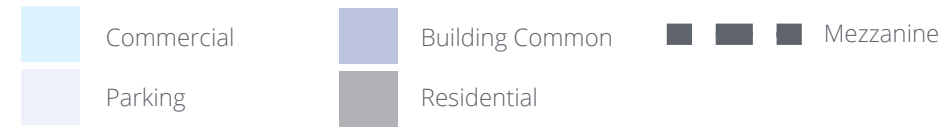
Monaco is award winning Solterra Group of Companies latest project. Located at the crest of the hill in White Rock's Lower Johnston Road neighbourhood, it offers the perfect combination of proximity to urban conveniences and a sophisticated setting. Monaco is a 13-storey tower, consisting of 97 one to three bedroom luxurious residential units and just over 10,000 square feet of ground floor commercial space.

COMMERCIAL FEATURES

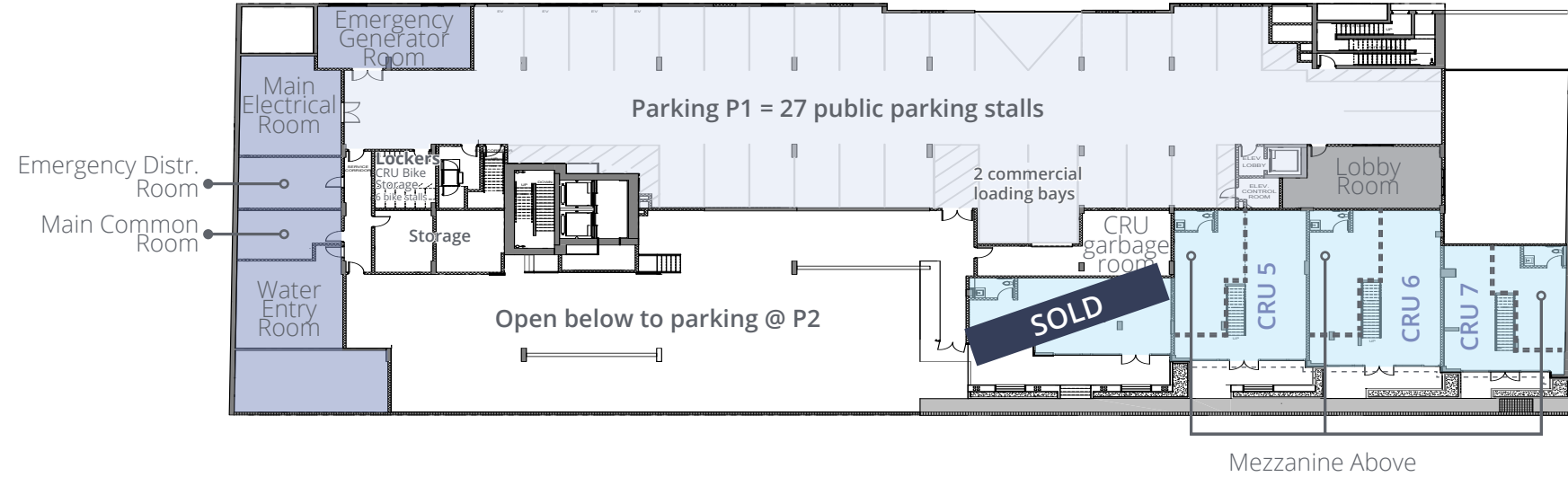
- Thoughtfully designed by a developer with extensive experience creating commercial space
- Expansive storefront glazing
- Fantastic signage opportunities
- Assigned parking
- 27 public parking spaces
- Commercial loading
- Access to natural gas
- Commercial bike storage available
- 200 amp electrical panel in each space (with potential to increase)
- Capability for kitchen exhaust
- One heating and cooling fan coil unit (1 ton per 240 SF)



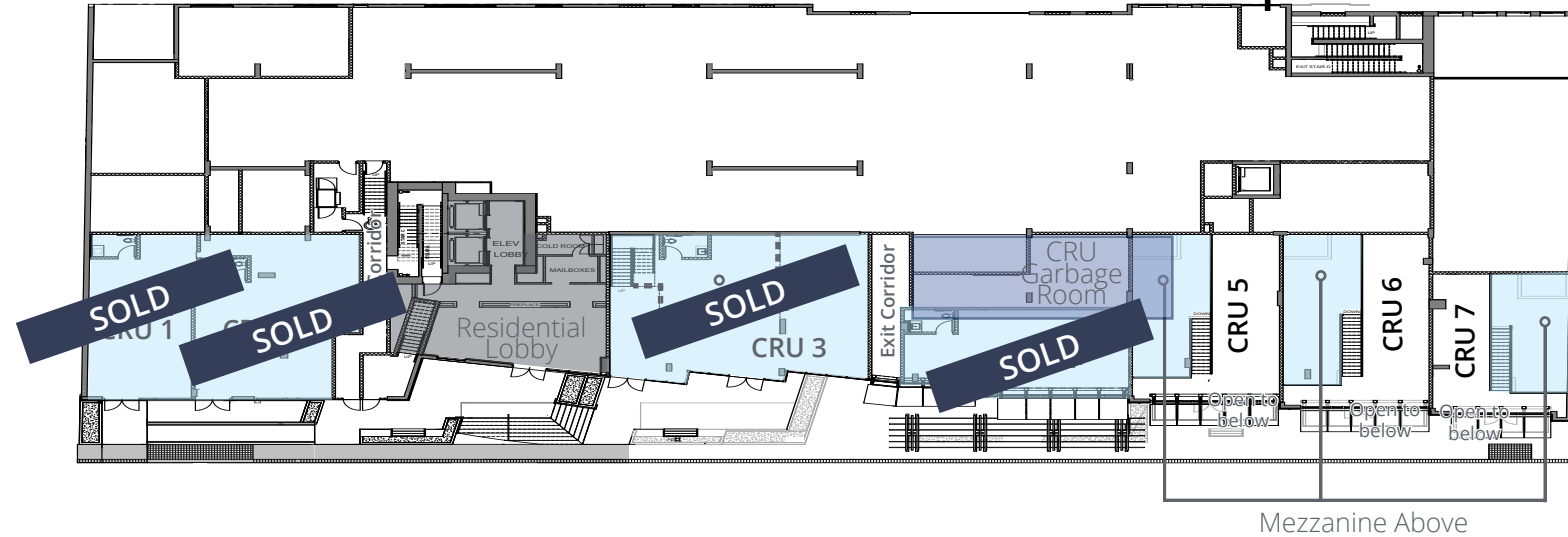
Floor Plans



P1 Parking & Commercial



L1 Floor Plan & Commercial



Pricing

| CRU # | Civic Address | Main Floor Area (SF +/-) | Mezzanine Area (SF +/-) | Total Area (SF +/-) | Main Floor (\$/PSF) | Main Floor (\$) | Mezzanine (\$/PSF) | Mezzanine (\$) | Interim Fee Schedule (monthly) | Total Price (\$) |
|-------|--------------------|--------------------------|-------------------------|---------------------|---------------------|-----------------|--------------------|----------------|--------------------------------|------------------|
| 5 | 1334 Johnston Road | 1,195 | 477 | 1,672 | \$1,330 | \$1,588,800 | \$666.67 | \$318,000 | \$1,383.70 | \$1,906,800 |
| 6 | 1332 Johnston Road | 1,221 | 489 | 1,710 | \$1,309 | \$1,598,800 | \$656.44 | \$321,000 | \$1,409.81 | \$1,919,800 |
| 7 | 1330 Johnston Road | 932 | 371 | 1,303 | \$1,351 | \$1,258,800 | \$676.55 | \$251,000 | \$1,096.52 | \$1,509,500 |

Neighbourhood

White Rock's Lower Johnston neighbourhood is a lively and amenity rich area with some of the city's "best in class" restaurants, cafes and shopping. With significant pedestrian traffic, transit, established business and residential population; this is a great place to live and for your business to thrive.

DEMOGRAPHICS

| 5-minute Drive Time | 2024 | 2034 | Annual Increase |
|--------------------------|-----------|-----------|-----------------|
| Population | 45,613 | 51,152 | 2.3% |
| Number of Households | 19,675 | 22,162 | 2.2% |
| Average Household Income | \$118,573 | \$158,781 | - |
| 10-minute Drive Time | 2024 | 2034 | Annual Increase |
| Population | 117,322 | 137,973 | 3.3% |
| Number of Households | 44,084 | 51,775 | 2.6% |
| Average Household Income | \$143,413 | \$195,499 | - |
| 15-minute Drive Time | 2024 | 2034 | Annual Increase |
| Population | 139,692 | 173,113 | 4.4% |
| Number of Households | 50,933 | 62,477 | 2.7% |
| Average Household Income | \$151,621 | \$207,488 | - |



SEMIAHMOO SHOPPING CENTRE

CENTRAL PLAZA

MIRAMAR VILLAGE PLAZA



Sherman Scott

Vice President
+1 604 662 2663
sherman.scott@colliers.com

Mike Grewal PREC*

Senior Vice President
Personal Real Estate Corporation
+1 604 694 7200
mike.grewal@colliers.com

Colliers Canada

1067 West Cordova Street, Suite 1100
Vancouver BC V6C 1C7
+1 604 681 4111

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