



Monaco

RARE. LUXURIOUS. EXCLUSIVE. THIS IS MONACO.

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

CONSTRUCTION COMPLETE!

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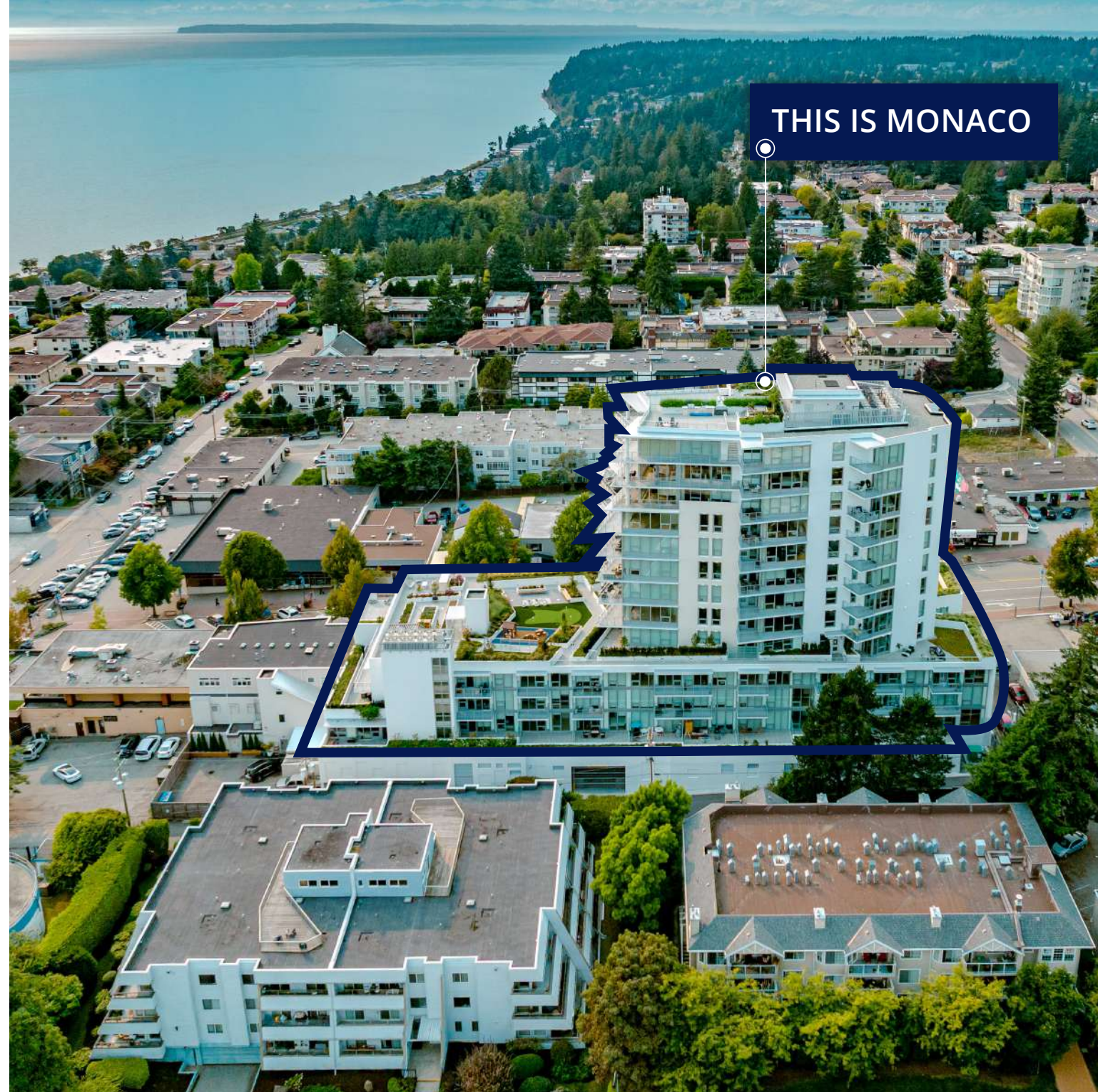


Opportunity

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	1330 Johnston Road: Legal: STRATA LOT 7, PLAN EPS11170, SECTION 11, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT. PID: 032-464-436
	1332 Johnston Road: Legal: STRATA LOT 6, PLAN EPS11170, SECTION 11, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT. PID: 032-464-428
	1334 Johnston Road: Legal: STRATA LOT 5, PLAN EPS11170, SECTION 11, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT. PID: 032-464-410
Building	Mixed use residential and commercial building
Areas	1330 Johnston Road Main: 932 SF Mezz: 371 SF Total: 1,303 SF 1332 Johnston Road Main: 1,221 SF Mezz: 489 SF Total: 1,710 SF 1334 Johnston Road Main: 1,195 SF Mezz: 477 SF Total: 1,672 SF
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
Estimated Completion	Occupancy Granted - 2025
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 EAST TOWARDS MAIN LOBBY ENTRY



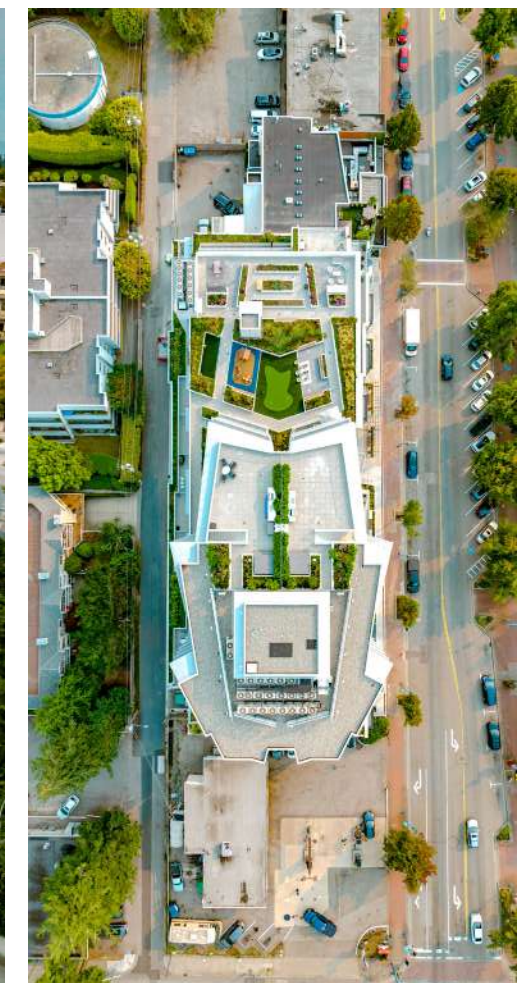
LOOKING NORTH EAST AT JOHNSTON ROAD



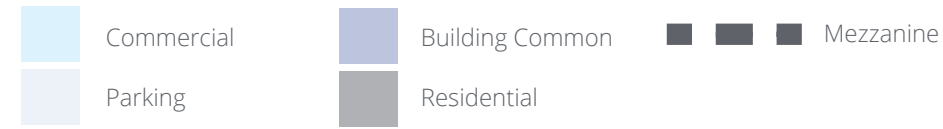
Monaco is award winning Solterra Group of Companies latest project. Located at the crest of the hill in White Rock's Lower Johnston Road neighbourhood, it offers the perfect combination of proximity to urban conveniences and a sophisticated setting. The development consists of 13 stories and completed in the Summer of 2025. Monaco features 97 one to three bedroom luxurious residential units and just over 10,000 square feet of ground floor commercial space.

COMMERCIAL FEATURES

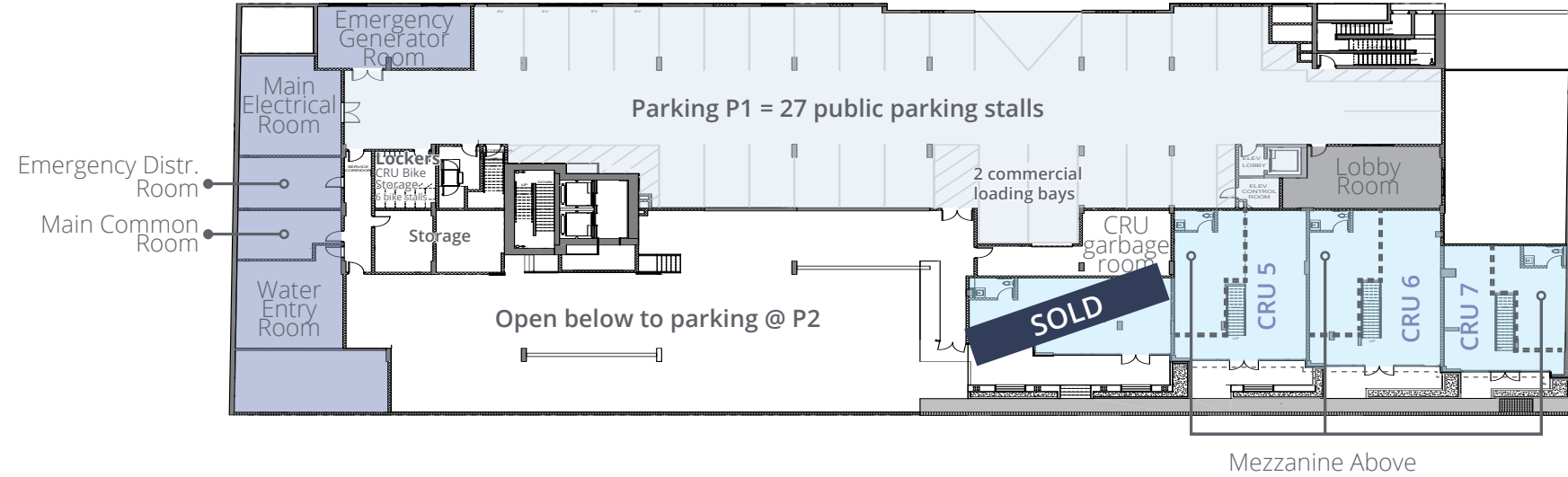
- Thoughtfully designed by a developer with extensive experience creating commercial space
- Expansive storefront glazing
- Fantastic signage opportunities
- Assigned parking
- 27 public parking spaces
- Commercial loading
- Access to natural gas
- Commercial bike storage available
- 200 amp electrical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



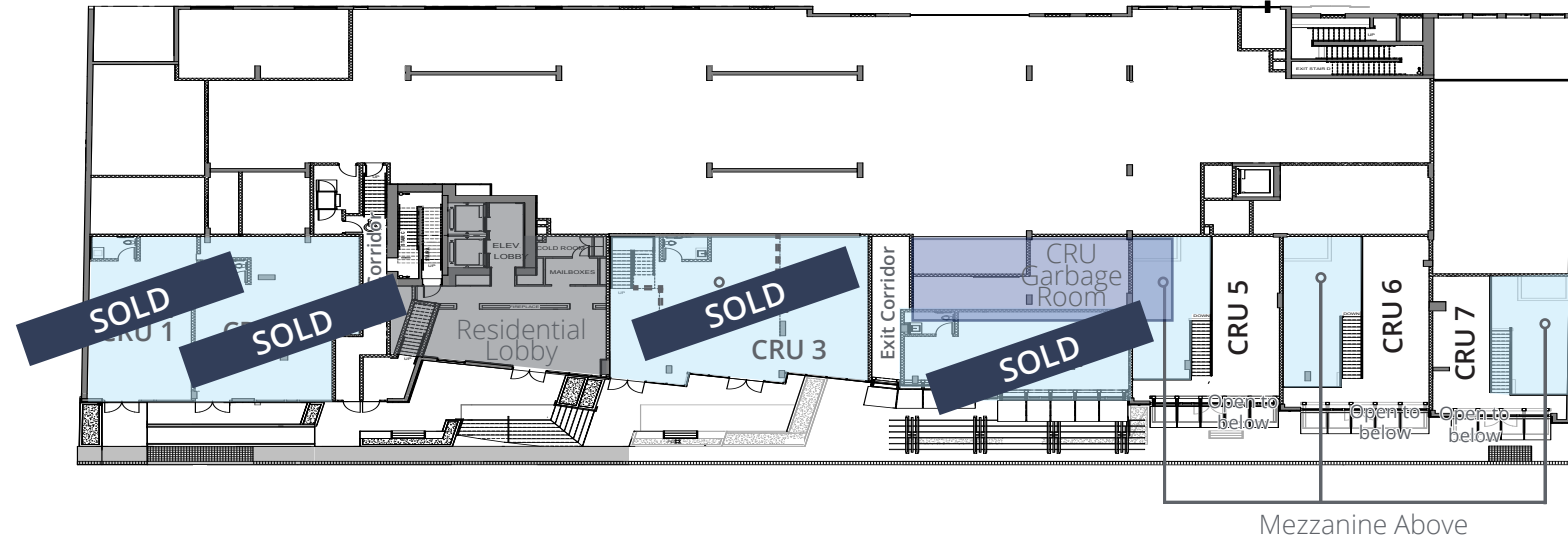
Floor Plans



P1 Parking & Commercial



L1 Floor Plan & Commercial



Pricing

CRU #	Civic Address	Main Floor Area (SF +/-)	Mezzanine Area (SF +/-)	Total Area (SF +/-)	\$/PSF (+/-)	Interim Fee Schedule (monthly)	Total Price (\$)
5	1334 Johnston Road	1,195	477	1,672	\$1,110	\$1,383.70	\$1,856,800
6	1332 Johnston Road	1,221	489	1,710	\$1,093	\$1,409.81	\$1,869,800
7	1330 Johnston Road	932	371	1,303	\$1,120	\$1,096.52	\$1,459,500

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	2025	2035	Annual Increase
Population	45,177	51,725	2.3%
Number of Households	19,448	21,693	2.2%
Average Household Income	\$130,703	\$177,281	-
10-minute Drive Time	2025	2035	Annual Increase
Population	120,010	137,618	2.8%
Number of Households	44,042	50,395	2.7%
Average Household Income	\$154,174	\$213,655	-
15-minute Drive Time	2025	2035	Annual Increase
Population	141,178	168,180	3.6%
Number of Households	50,554	59,928	3.5%
Average Household Income	\$164,059	\$228,299	-



SEMIAHMOO SHOPPING CENTRE

CENTRAL PLAZA

MIRAMAR VILLAGE PLAZA



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