

FOR LEASE NICOLA STATION

11,151 SF Premises Available in Port Coquitlam's Commercial Node

Shadow Anchored by Costco, Save-On-Foods and Home Depot



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OPPORTUNITY

The subject property offers 11,151 SF of prime retail space in Port Coquitlam's thriving commercial hub. Strategically positioned along Nicola Avenue, a key retail corridor, the site provides exceptional visibility and convenient access. Located minutes from major thoroughfares including Lougheed Highway, Mary Hill Bypass, and Dominion Avenue via Ottawa Street, the property ensures seamless connectivity for existing customer traffic patterns. This well-established retail node is anchored by leading national retailers such as Costco, Canadian Tire, and Walmart, attracting strong traffic and a diverse customer base.

HIGHLIGHTS



Exceptionally positioned in a high-traffic retail node with surrounding anchors including Home Depot, Save On Foods, Costco, Canadian Tire, and more.



High average household income of \$142,471 within a 10 minute drive radius.



Attractive location captures customers from a vast base of daytime employment, dense residential and regional retail shopping traffic.



Located just minutes from Lougheed Highway and Trans-Canada Highway, providing seamless access for commuters and logistics.



Features visible pylon signage from the centre along Nicola Avenue.

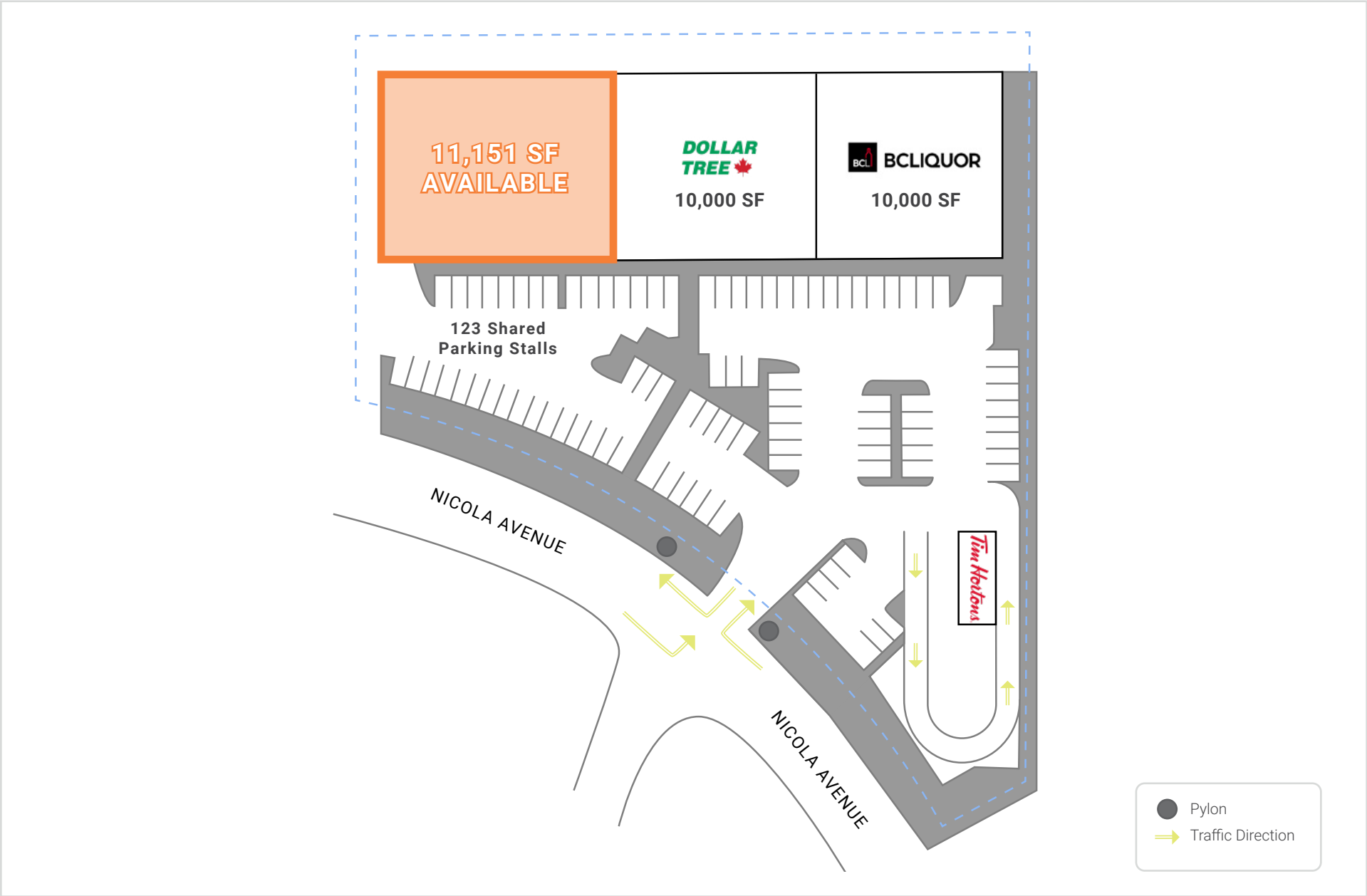


SALIENT DETAILS

Municipal Address:	1097 Nicola Ave, Port Coquitlam, B.C.
Access:	Right/ Left In from Nicola Ave Right Out onto Nicola Ave
Zoning:	Zoning: DC - District Commercial
Parking:	123 Stalls
Timing:	October 1, 2026*
Additional Rent:	\$12.28 PSF
Asking Rent:	Contact Listing Agent
Availability:	11,151 SF

* Potential for earlier possession date

SITE PLAN



LOCATION OVERVIEW

1097 Nicola Avenue is located in Port Coquitlam's Dominion Triangle, a major industrial hub in the region. It is home to Fremont Village, one of Metro Vancouver's largest retail shopping centres, and is conveniently situated near Lougheed Highway, the primary arterial route serving the Tri-Cities. The area is renowned for hosting major regional and national retailers, including Costco, Walmart, Shoppers Drug Mart, CIBC, and McDonald's.



2025 DEMOGRAPHICS	Population	Households	% Pop. Change (2025-2030)	Average Household Income
3 Min Drive	6,074	1,983	14.9%	\$157,674
5 Min Drive	19,205	6,289	5.0%	\$138,718
10 Min Drive	120,869	42,375	4.7%	\$142,471



1. **SUBJECT SITE**
2. Home Depot
3. Save-On-Foods
4. McDonald's
5. Costco
6. Mark's
7. CIBC
8. Canadian Tire
9. Shoppers Drug Mart
10. A&W
11. Pet Smart
12. Walmart
13. H-Mart
14. Carnoustie Golf Club
15. Tesla

VEHICLE/ PEDESTRIAN COUNTS
 Lougheed Hwy: +/- 36,727 VPD
 Nicola Ave: +/- 8,219 VPD
 Ottawa Street: +/- 9,824 VPD
 Mary Hill Bypass: +/- 59,436 VPD

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