



Monaco

RARE. LUXURIOUS. EXCLUSIVE. THIS IS MONACO.

1350 JOHNSTON ROAD, WHITE ROCK, BC
COMMERCIAL STRATA UNITS FOR SALE

COMPLETING Q1 2025

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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 Address	1350 Johnston Road, White Rock, B.C.
Current Legal Address	PID: 030-627-834 Lot A Section 11 Township 1 New Westminster District Plan EPP84561
Intended Legal Address	PID: "TBD" Air Space Parcel 2 Section 11 Township 1 New Westminster District Air Space Plan EPP "TBD"
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
Estimated Completion	Dec-24
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



THIS IS MONACO



WEST VIEW



LOOKING EASTTOWARDS MAIN LOBBY ENTRY



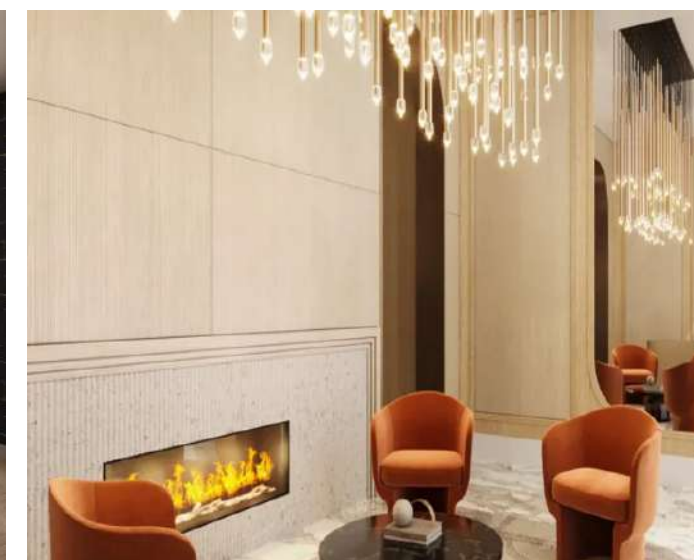
LOOKING NORTH EAST AT JOHNSTON ROAD



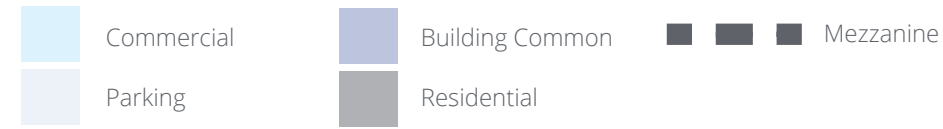
Monaco is award winning Solterra Group of Companies latest project. Located at the crest of the hill in White Rock's Lower Johnston Road neighbourhood, it offers the perfect combination of proximity to urban conveniences and a sophisticated setting. The development will be 13 stories on completion estimated in the Fall of 2024 consisting of 97 one to three bedroom luxurious residential units and just over 10,000 square feet of ground floor commercial space.

COMMERCIAL FEATURES

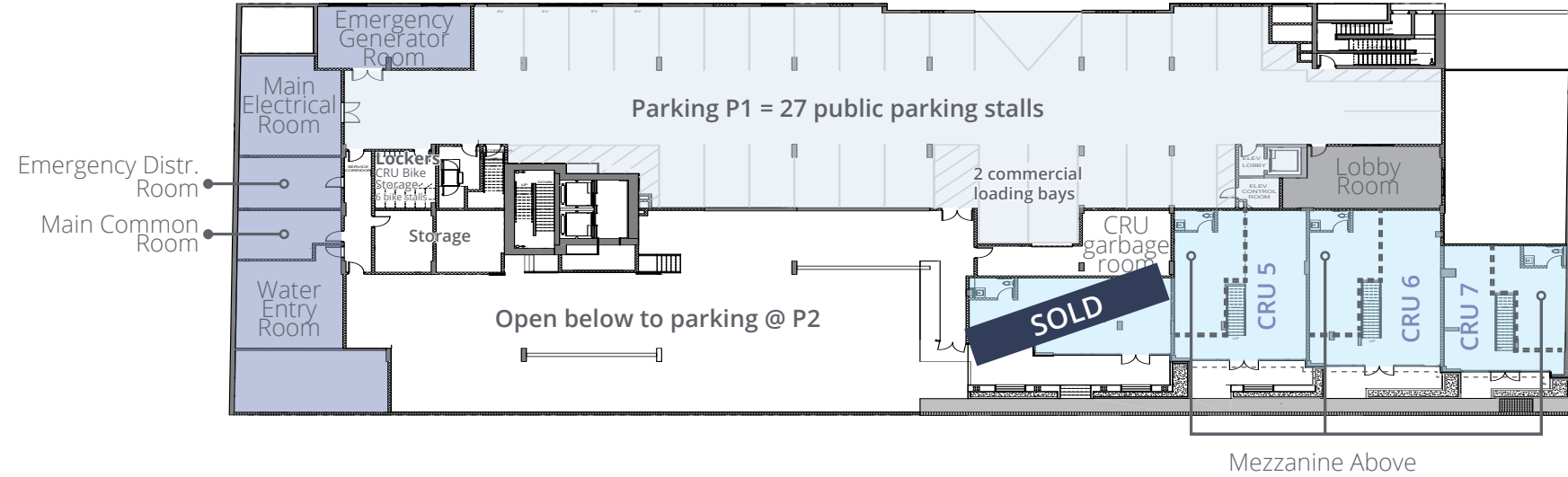
- Thoughtfully designed by a developer with extensive experience creating commercial space
- Expansive storefront glazing
- Fantastic signage opportunities
- Assigned parking
- 27 public parking spaces
- Commercial loading
- Access to natural gas
- Commercial bike storage available
- 200 amp electrical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



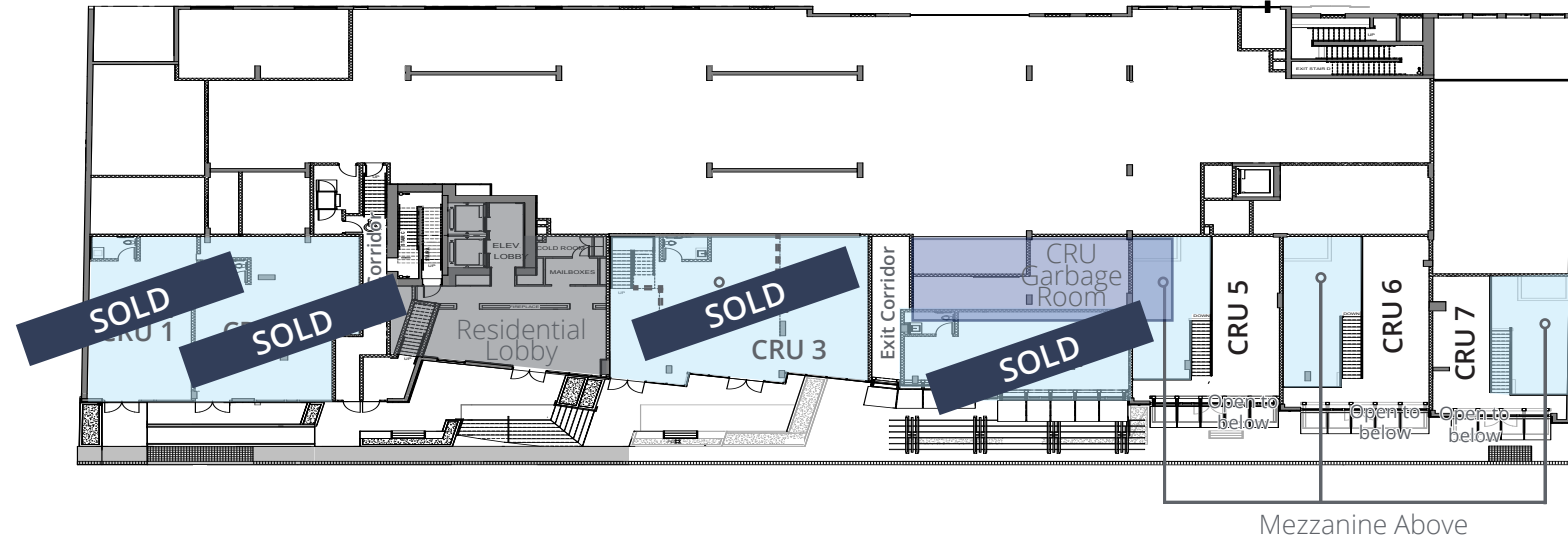
Floor Plans



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	2023	2033	Annual Increase
Population	41,719	47,484	2.6%
Number of Households	38,590	41,638	2.4%
Average Household Income	\$113,013	\$150,411	-
10-minute Drive Time	2023	2033	Annual Increase
Population	103,905	119,649	2.9%
Number of Households	42,151	48,018	2.6%
Average Household Income	\$133,483	\$178,262	-
15-minute Drive Time	2023	2033	Annual Increase
Population	124,248	145,548	3.2%
Number of Households	48,856	145,548	3.2%
Average Household Income	\$140,462	\$188,661	-



SEMIAHMOO SHOPPING CENTRE

CENTRAL PLAZA

MIRAMAR VILLAGE PLAZA



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