



# 2430 MARY HILL RD

Port Coquitlam, BC

New Restaurant Opportunity in  
the Heart of Port Coquitlam

RETAIL LEASING BROCHURE



SITINGS REALTY LTD.

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Associate

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# PROJECT SUMMARY

The project is strategically located at the intersection of Mary Hill Road and Kelly Avenue, bordering downtown Port Coquitlam. This location will provide the restaurant with high exposure to pedestrian and vehicular traffic, with attractive amenities and ample transit options within walking distance.

- Brand new construction
- Includes 56 seniors' rental units
- High exposure location
- Right next to PoCo's Community Centre
- Four season enclosed patios with heating and operable windows



HIGH PROFILE  
RESTAURANT  
SPACE

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# DETAILS

- ✦ Total Size: 2,386 SF
- ✦ Main Floor: 1,846 SF
- ✦ Mezzanine: 540 SF
- ✦ Enclosed Patio: 409 SF
- ✦ Capacity for 30 Patio Seats
- ✦ Base Rent: Contact Listing Agent
- ✦ Additional Rent: \$11.85 PSF (est.)
- ✦ Available: Immediately
- ✦ Power: 400 amps
- ✦ Prominent Signage Available
- ✦ 2 Storage Rooms Available in Parkade

# AREA TENANTS



# DEMOGRAPHICS

	3 MIN	5 MIN	10MIN
2022 Population	14,660	36,719	169,048
2027 Populations Projections	16,131	39,765	183,168
Daytime Population	17,729	37,492	142,830
2022 Average HH Income	\$97,051	\$109,634	\$121,454

# CONTACT

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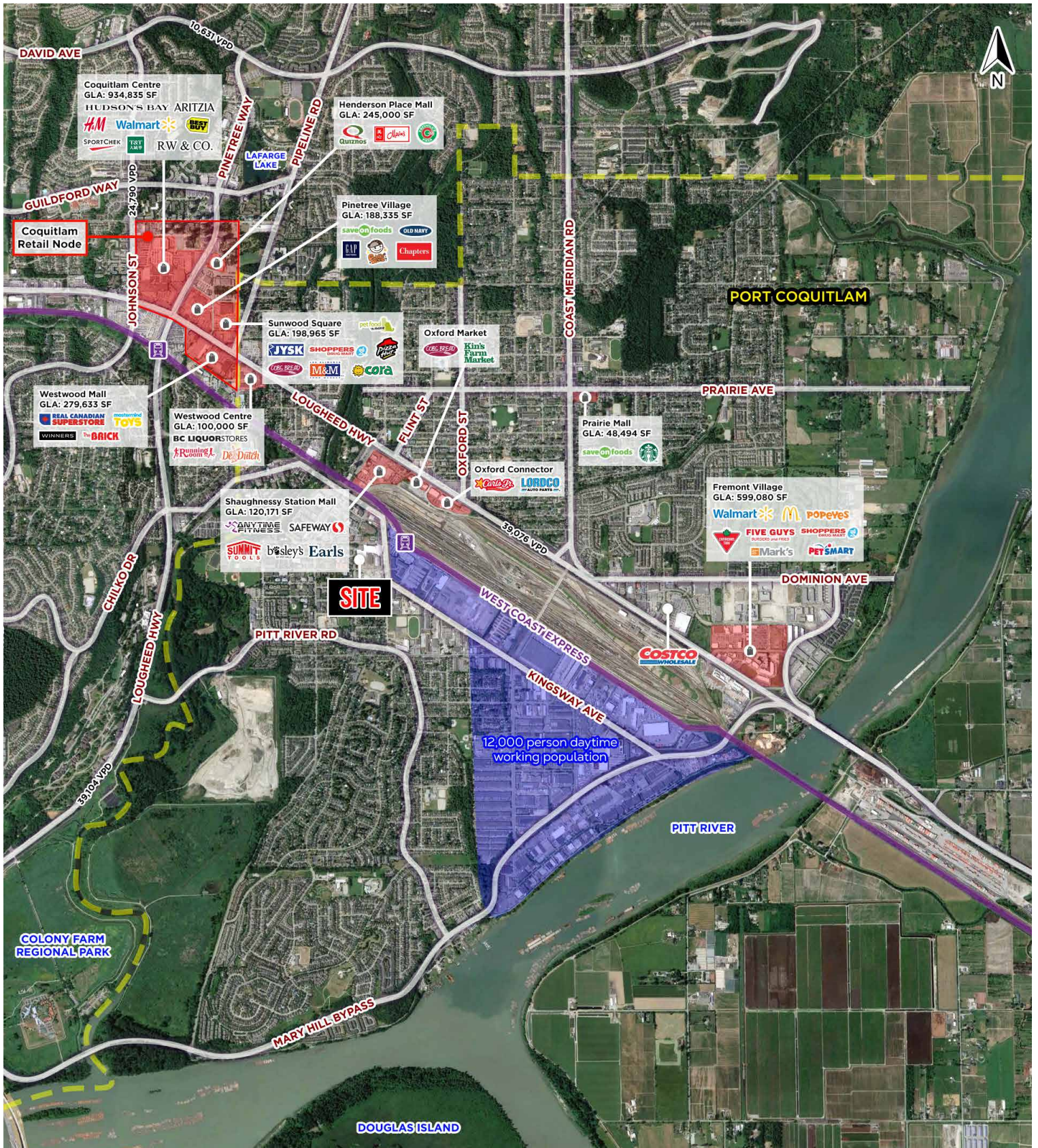
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# AERIAL



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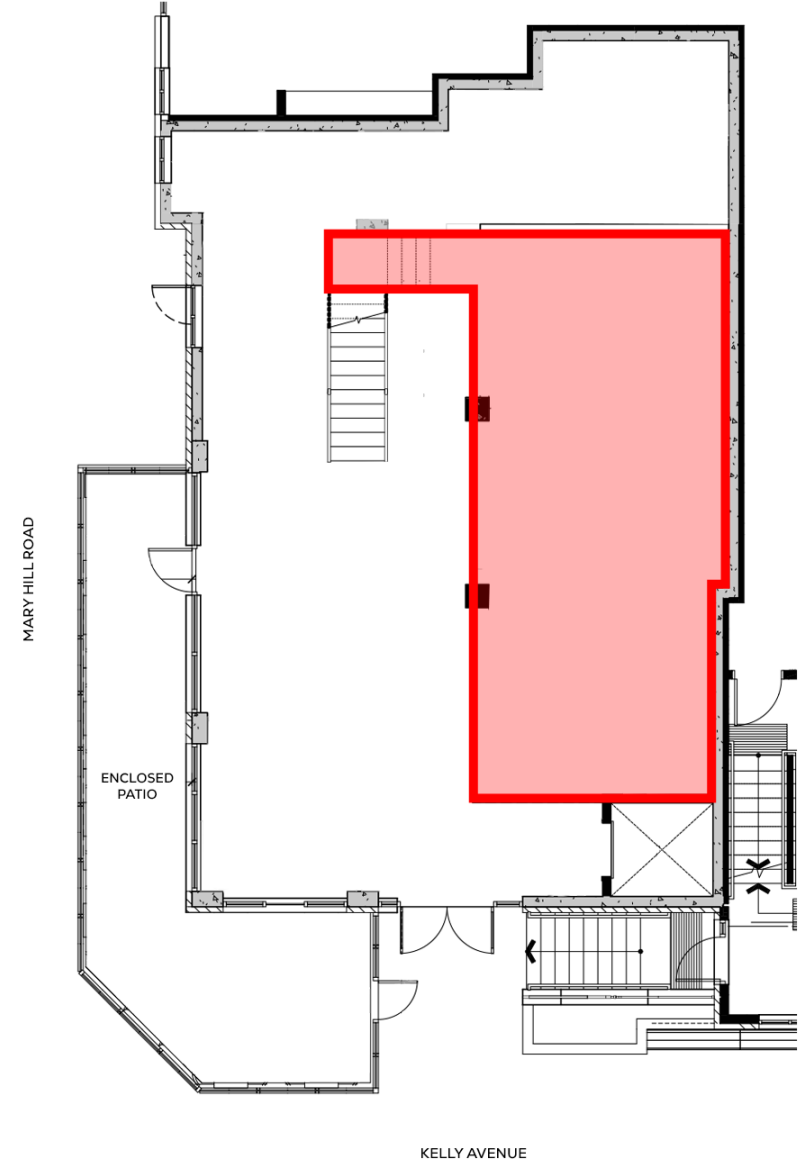
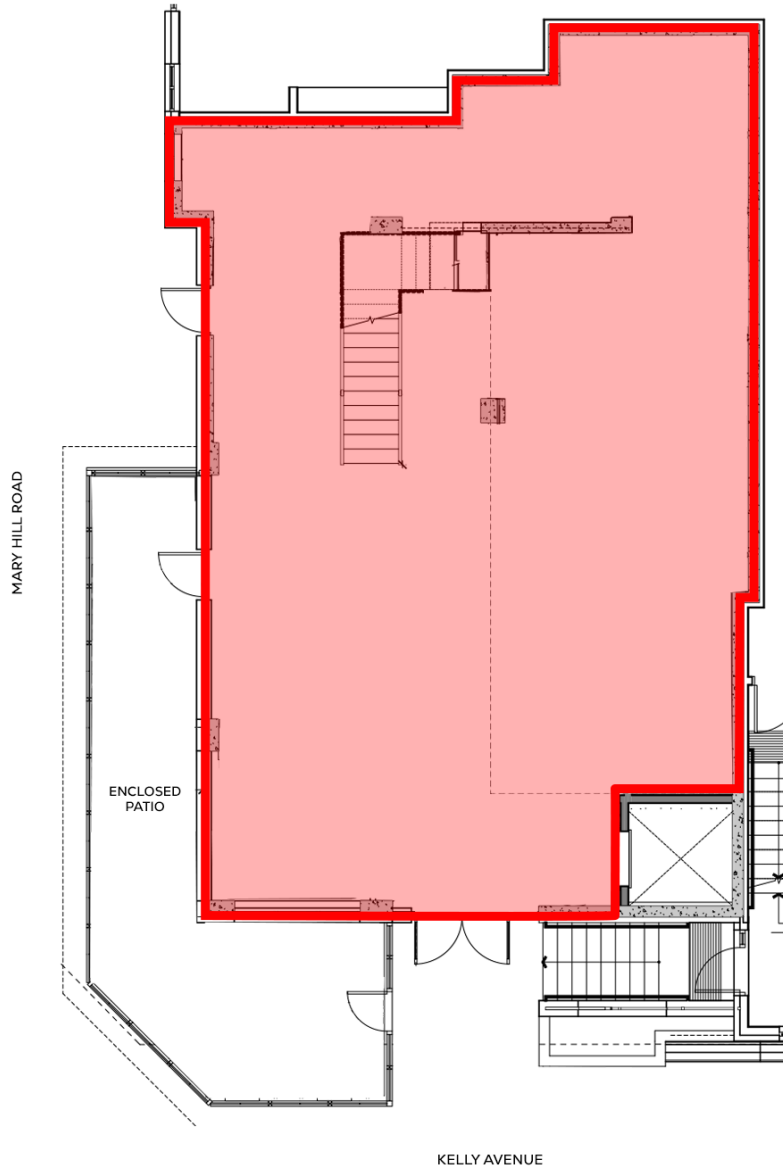
# AERIAL



# FLOOR PLAN

Main Floor | 1,846 SF + 409 SF Patio

Mezzanine | 540 SF



# PHOTOS

