



FOR SALE | RESTAURANT ASSETS AT
WESTWOOD CENTRE

200 - 2748 Lougheed Highway, Port Coquitlam, BC



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SITINGS REALTY LTD.
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THE OFFERING

Sitings Realty Ltd. is pleased to offer for sale the business assets of a fully outfitted restaurant, including high-quality furniture, fixtures, and equipment (FF&E). This is a turnkey opportunity ideal for restaurateurs seeking to operate at a high profile shopping centre in Port Coquitlam, British Columbia.



DETAILS

✚ Price for Business Assets: \$395,000 plus applicable taxes

✚ Size (approx.): Interior: 3,705 SF
Patio: 781 SF*

*No Basic or Additional Rent applicable to the Patio.

✚ Seating: Interior: 116
Patio: 20
Total: 136*

*Approximately

✚ Base Rent: Please contact listing agent for information regarding the current lease.

✚ Sign Rent: \$400.00 per month

✚ Additional Rent (Est. 2026): Property Tax: \$10.00 PSF
CAM: \$9.82 PSF
Total: \$19.82 PSF

Note: Tenants also pay their separate in-suite utilities

✚ Management Fee: \$1,261.91 per month (6% of Rental)

✚ Parking: 250 stalls (approximately)

✚ Zoning: CC - Community Commercial [CLICK HERE](#)

* Business assets to be mutually agreed upon by both parties in the Contract of Purchase and Sale.

DEMOGRAPHICS

RADIUS	3 KM	5 KM	10 KM
2025 Population	74,211	153,60	295,502
2030 Populations Projections	77,093	158,725	314,735
2025 Average HH Income	\$116,873	\$140,085	\$147,848
2025 Daytime Population	64,934	127,339	245,988

PROJECT TENANTS



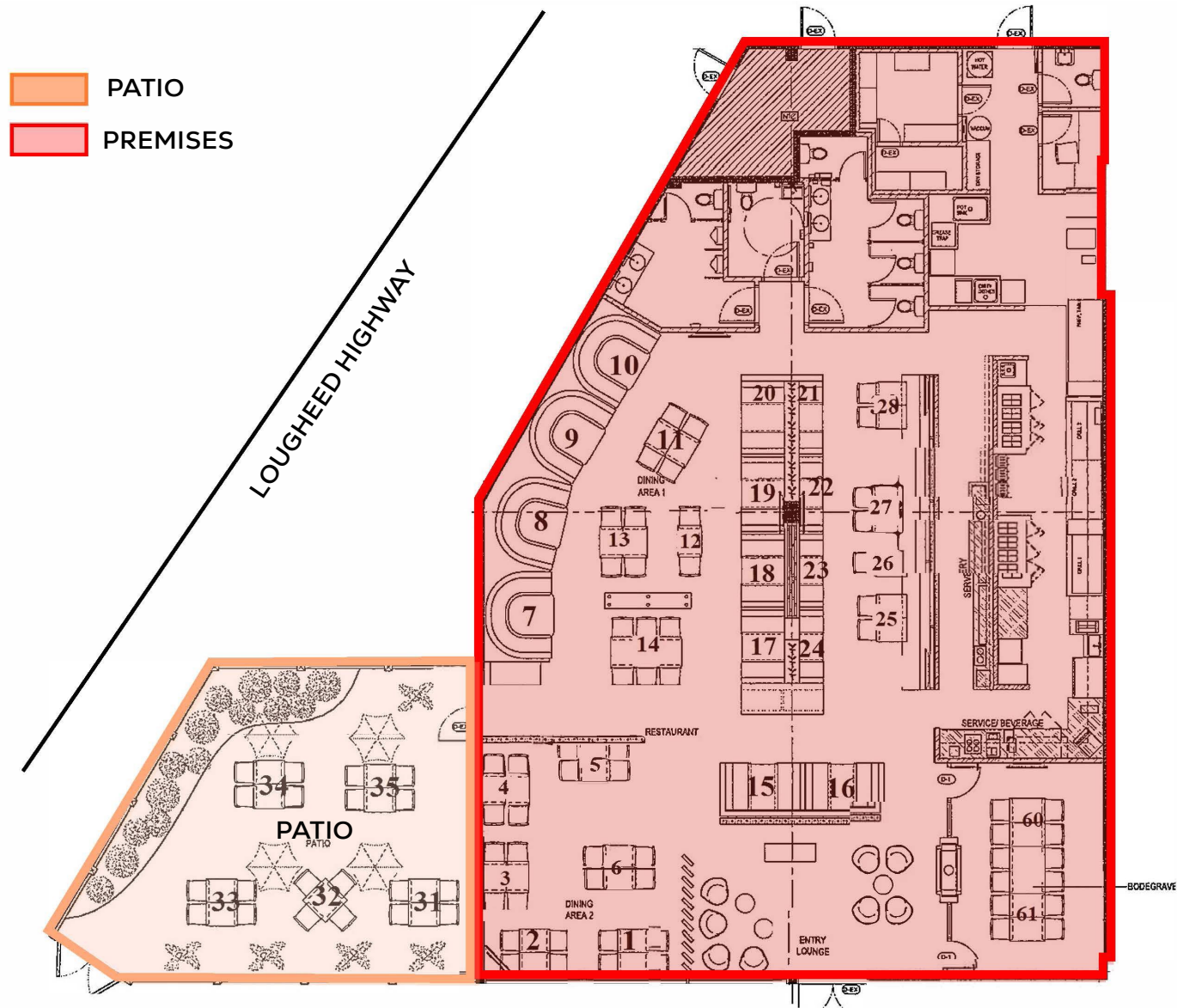
AERIAL

200 - 2748 LOUGHEED HIGHWAY

Port Coquitlam, BC



FLOOR PLAN



PHOTOS – INTERIOR & EXTERIOR





CONTACT

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