



FOR LEASE | PRIME CORNER UNIT

# LIVY

## POCO

2245 MCALLISTER AVENUE, PORT COQUITLAM (DOWNTOWN), BC



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# PROJECT SUMMARY

The LIVY is Downtown Port Coquitlam's newest mixed-use development featuring 102 residential units and 7 commercial units totaling over 20,000 square feet of retail space. The development offers a rare opportunity for retailers to secure space in a vibrant, connected and growing urban node.



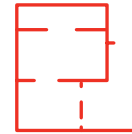
Commercial units front directly onto the newly revitalized McAllister Avenue, integrated with the public realm and leisure spaces.



Positioned within easy walking distance of Poco's Civic Centre, West Coast Express, PoCo Community Centre, shops, restaurants and Leigh Square.



Units encourage street-level vibrancy in line with the vision on the future of Port Coquitlam's downtown.



Designed to enhance the pedestrian-friendly streetscape of Downtown Port Coquitlam.



# SPECIALTY CAFÉ OPPORTUNITY

LIVY presents a rare corner café opportunity in the heart of Downtown Port Coquitlam. The subject offers 2,315 SF of highly visible ground floor space with excellent patio potential, ideally suited for a premium coffee or café concept.

- ✦ **Prime Corner Exposure:** Prominent corner location with wraparound frontage, offering excellent visibility for signage and strong pedestrian exposure.
- ✦ **All Day Café Traffic:** Steady morning and daytime traffic from Port Coquitlam's City Hall, Heritage Art Museum, Art Gallery, and Veteran's Park and activity in the evenings and on weekends.
- ✦ **Ideal for Coffee & Café Concepts:** Perfect for coffee, brunch, cafés, and eateries seeking high visibility within a community hub.
- ✦ **Patio Driven Café Potential:** Dedicated patio area ideal for outdoor seating.



## DETAILS

✦ Available: Corner Unit: 2,315 SF

✦ Asking Rent: Contact Listing Agent  
*Note: Unit can also be purchased*

✦ Additional Rent: \$12.00 PSF (2027 est.)

✦ Available: Q4 2027

✦ Zoning: CD41, permitting a wide range of commercial uses

## DEMOGRAPHICS

DRIVE TIME	3 MIN	5 MIN	10 MIN
2025 Population	14,918	41,050	175,895
2030 Populations Projections	15,429	41,896	184,858
2025 Average HH Income	\$111,572	\$126,645	\$144,997
2025 Daytime Population	14,199	40,380	152,080

## COMMERCIAL CORE

Businesses and institutions at or near Port Coquitlam's downtown core include:



City of Port  
Coquitlam  
Community  
Centre



City of Port  
Coquitlam  
City Hall



The Michael  
Wright Art  
Gallery



## LISTING AGENTS

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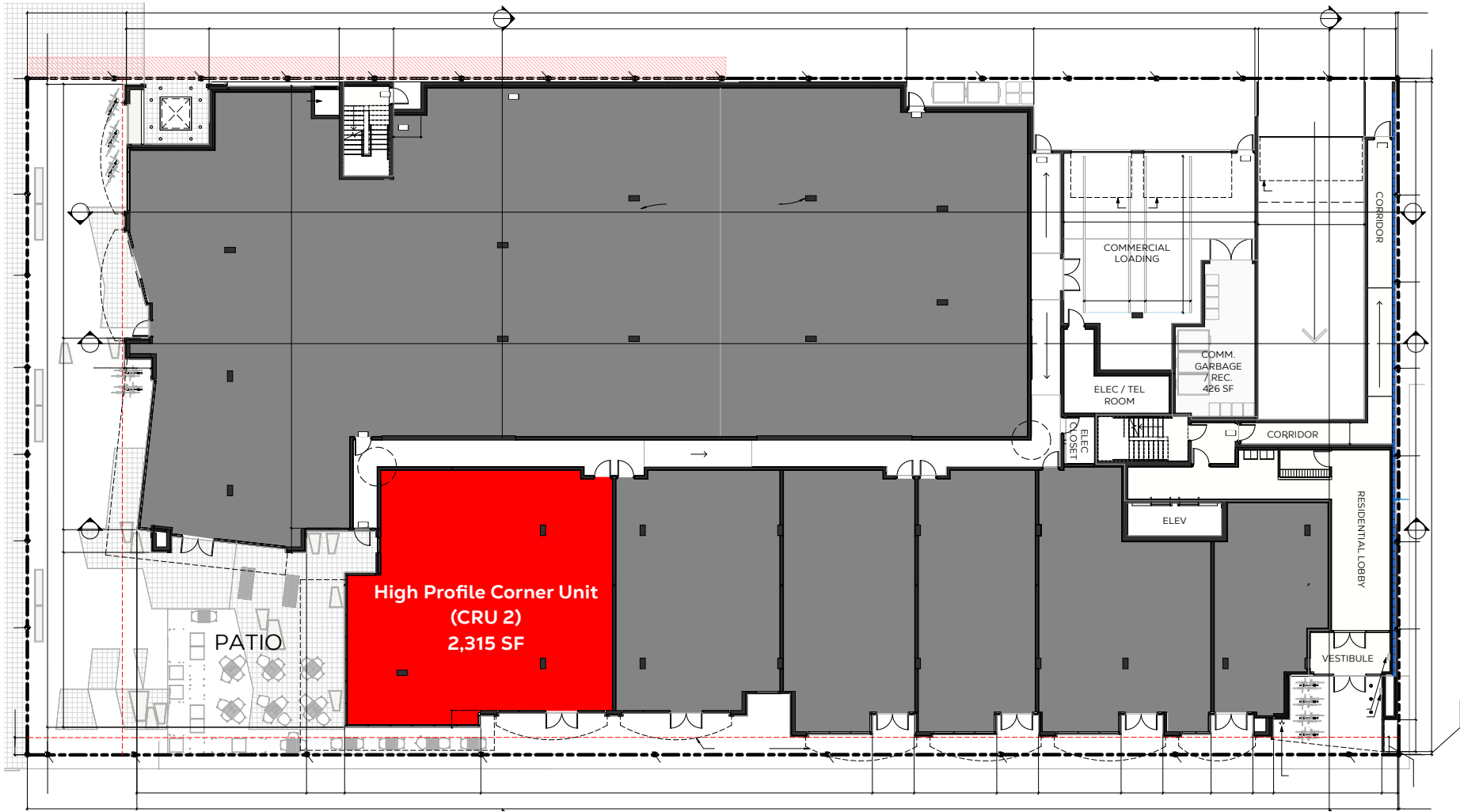
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# SITE PLAN



MCALLISTER

# AERIAL



# PHOTOS

