SITINGS



FOR LEASE | LARGE FORMAT OPPORTUNITY

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.



DETAILS

- Available: 11,273 SF
- Asking Rent: Contact Listing Agent
- Additional Rent: $12.00 PSF (2027 est.)
- Available: Q1 2028
- Zoning: CD41, permitting a wide range of commercial uses

COMMERCIAL CORE

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

PATINA BREWING CO. BREW HOUSE & BBQ

City of Port Coquitlam Community Centre

SAFEWAY

City of Port Coquitlam City Hall

PoCo Heritage

The Michael Wright Art Gallary

Freshmart

SHOPPERS DRUG MART

DEMOGRAPHICS

DRIVE TIME	3 MIN	5 MIN	10 MIN
2025 Population	14,918	41,050	175,895
2030 Population 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

LISTING AGENTS

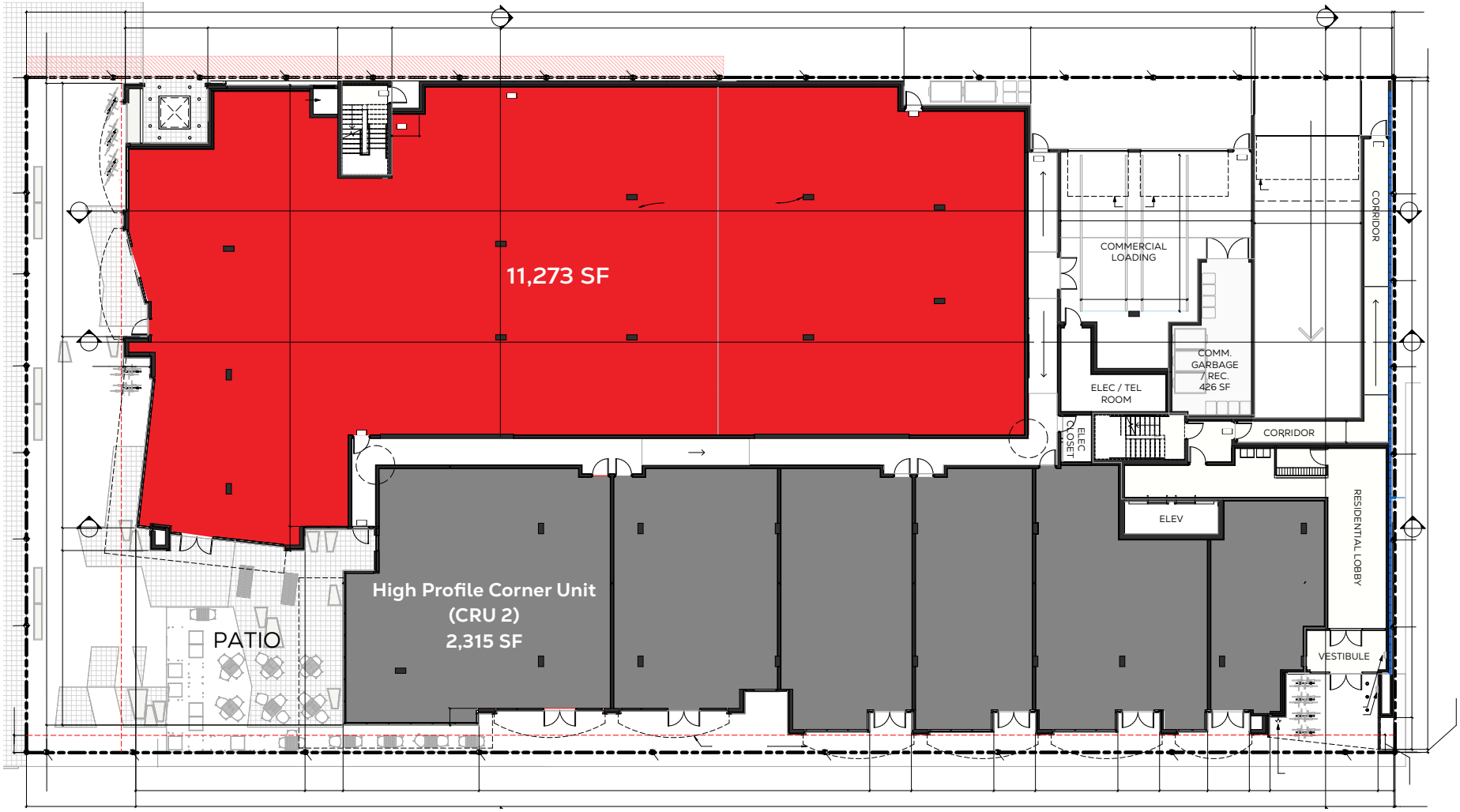
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SITE PLAN


11,273 SF
High Profile Corner Unit
(CRU 2)
2,315 SF
PATIO
COMMERCIAL LOADING
ELEC / TEL ROOM
COMM. GARBAGE / REC. 426 SF
ELEC CLOSET
CORRIDOR
CORRIDOR
ELEV
RESIDENTIAL LOBBY
VESTIBULE
MCALLISTER

AERIAL


KINGSWAY AVE
ELGIN AVE
MAPLE ST
MCALLISTER AVE
LIVY
2245 MCALLISTER AVENUE
Lions Park
Port Coquitlam
City Hall
Veterans Park
Leigh Square
POCO Heritage
Museum and Archives
Freshmart
The Michael Wright
Art Gallery
PATINA
BREWING CO.
WEST COAST EXPRESS
WISLON AVE
WISLON AVE
SHAUGHNESSY ST
Port Coquitlam
Community Centre
KINGSWAY AVE
KELLY AVE
KELLY AVE

PHOTOS







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