SITINGS



FOR SALE | RETAIL STRATA

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 Units:
  - CRU 2: 2,315 SF
  - CRU 3: 1,445 SF
  - CRU 4: 1,239 SF
  - CRU 5: 1,118 SF
  - CRU 6: 1,448 SF
- Asking Price: Contact Listing Agent
- Strata Fees: $6.05/SF/YR (Estimated year 1)
- 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

LISTING AGENTS

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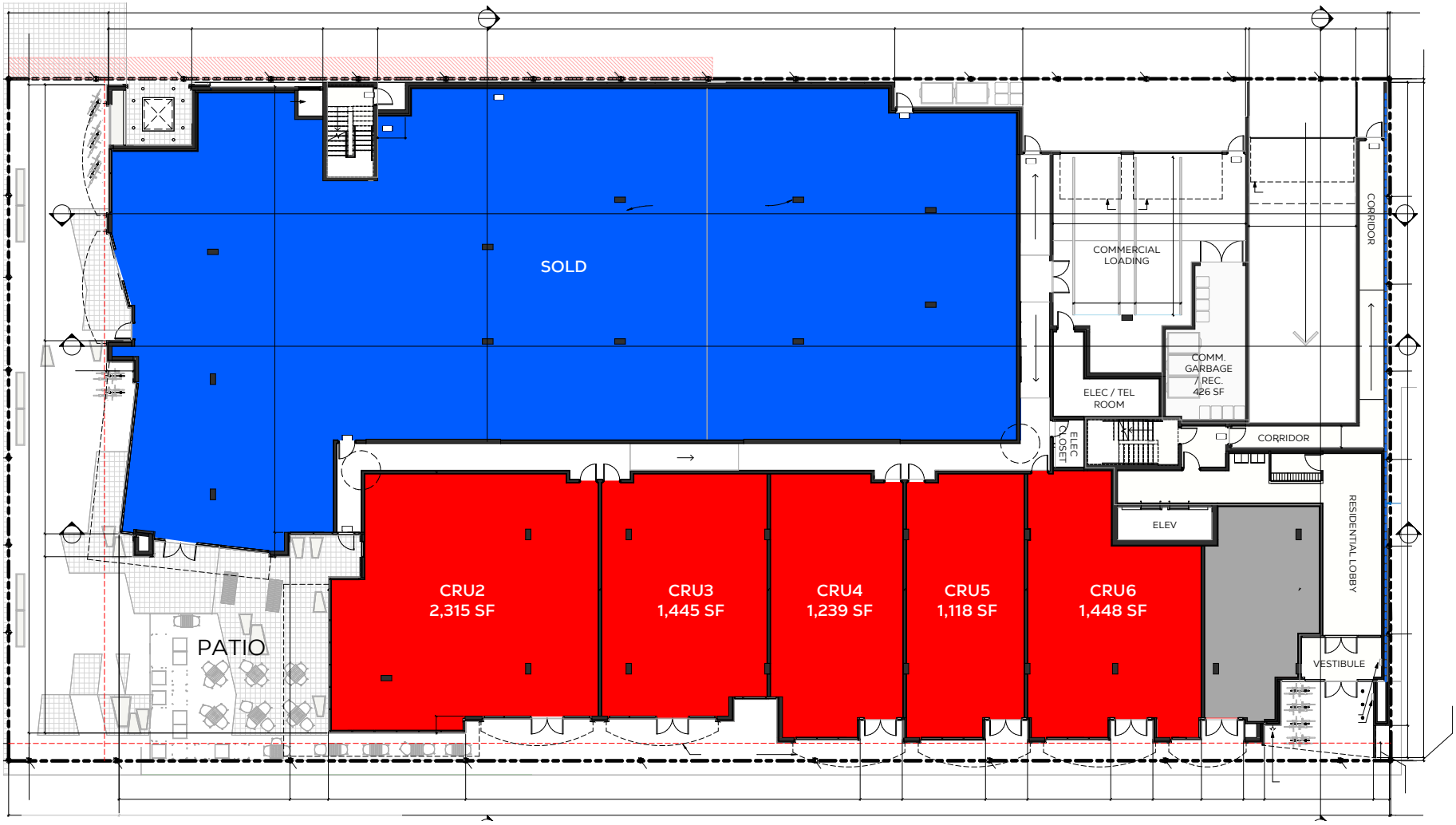
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DEMOGRAPHICS

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

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SITE PLAN



AVAILABLE UNITS

SOLD UNITS

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AERIAL


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

PHOTOS







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