SITINGS




# PORTHAVEN | POCO

2265 Wilson Avenue
Port Coquitlam, BC

**RETAIL STRATA FOR SALE**

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# PROJECT SUMMARY

Porthaven is a mixed-use development comprising of 108 residential units and 10 commercial retail units totaling nearly 17,000 square feet in the heart of Downtown Port Coquitlam. Highlights include:

+ Ability to own and secure commercial space at one of the first modern mixed-use projects in Port Coquitlam's Downtown core
+ Engaging street-level design adjacent to the soon to be revitalized Leigh Square
+ Steps away from City Hall and the newly constructed $132 million dollar PoCo Community Centre
+ 9-minute walk to West Coast Express and potential for future SkyTrain expansion




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# DETAILS

- Available Units:
  - CRU 4: 1,182 SF
  - CRU 5: 981 SF
  - CRU 6: 1,555 SF
- Asking Price: Please Contact Listing Agent
- Available: Q2 2027
- Strata Fees: $10.15/SF/YR (Estimated for Year 1)
- Parking: 5 stalls (potential for access to 11 additional stalls during business hours)
- Zoning: Community Commercial

# AREA TENANTS

SUBWAY, DQ, PAPA JOHNS, A&W, PharmaChoice, BMO, PATINA BREWING CO. BREW HOUSE & BBQ, LifeLabs, Freshmart, CITY AVENUE MARKET, GARDENIA FOODS

# DEMOGRAPHICS

| | 3 min | 5 min | 10 min |
|---|---|---|---|
| 2025 Population | 11,584 | 31,544 | 155,862 |
| 2030 Population Projections | 12,076 | 32,184 | 163,026 |
| 2025 Daytime Population | 8,489 | 26,431 | 137,447 |
| 2025 Average HH Income | $108,126 | $123,917 | $141,063 |

# CONTACTS

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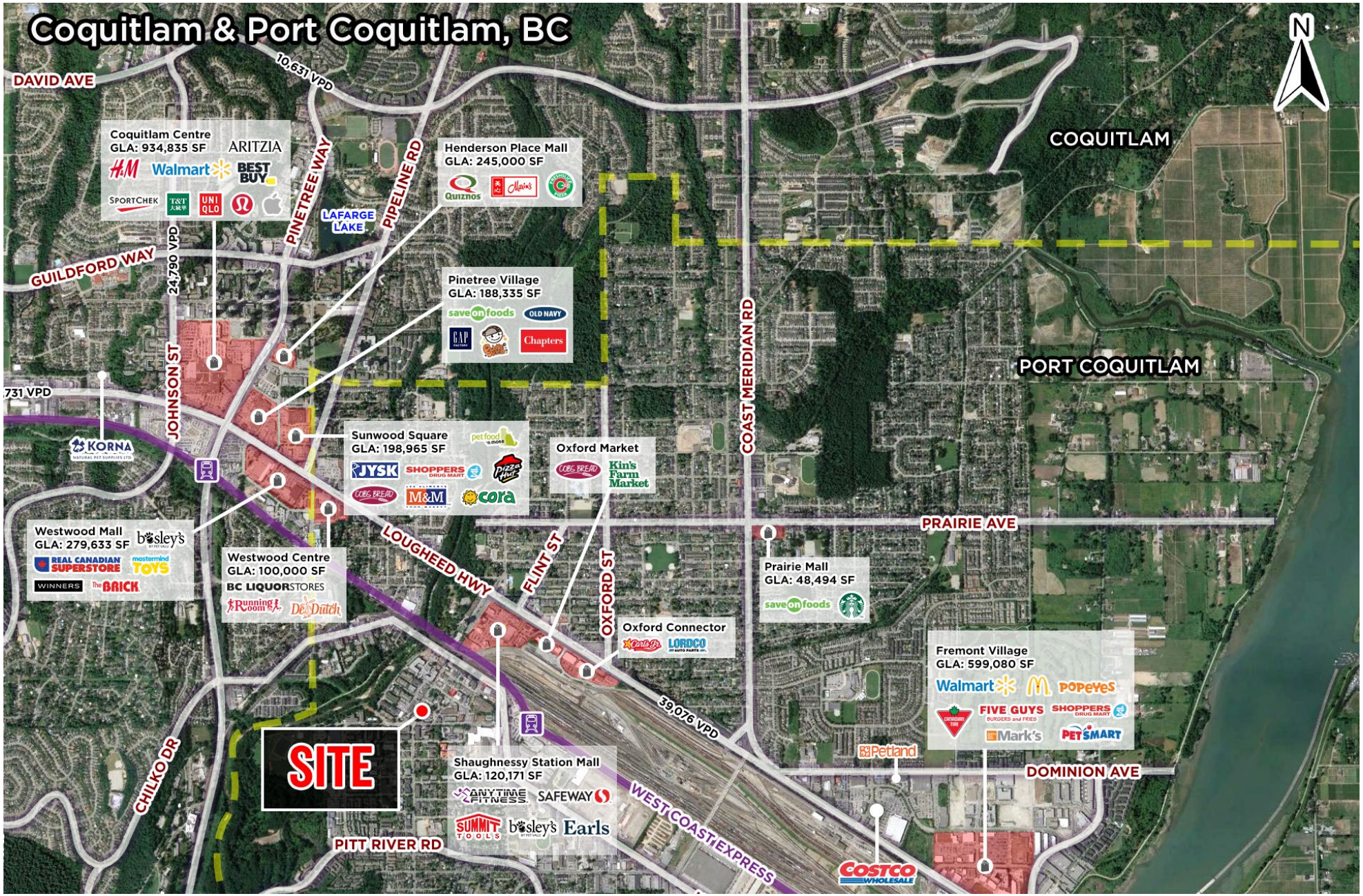
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# SITE PLAN




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# AERIAL




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# RENDERINGS



Introducing Porthaven, a community of 108 homes situated in the heart of Downtown Port Coquitlam, offering a vibrant living experience that combines natural beauty, urban conveniences, and a strong sense of community. With nearby hiking trails, top-notch dining and shopping options, and the new second largest community centre in BC, Port Coquitlam provides endless recreational opportunities.

The TriCities' FUTURE SkyTrain City!

Get ready for the best investment opportunity because Port Coquitlam has caught the eye of TransLink and has the potential to become a future home for a SkyTrain station.

Imagine being one of the pioneers to buy into an undiscovered opportunity at the fastest-selling project in Port Coquitlam. With the SkyTrain expansion set to transform, Port Coquitlam is poised to become one of THE hub of connectivity in the TriCities.




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