

Chroma
BY FORTE LIVING

RETAIL FOR LEASE

3105 & 3113 St. Johns Street
Port Moody, BC

**CUSHMAN &
WAKEFIELD**

1,600 - 7,200 SF Available



THE OPPORTUNITY

This brand new development offers premier A-Class retail leasing opportunities in the heart of the dynamic and picturesque waterfront community of Port Moody. Four versatile CRU units, designed with the flexibility to be combined for a larger customized footprint allow for almost all business types and sizes. Chroma's retail spaces are thoughtfully integrated with the residential component, fostering a vibrant mixed-use environment that enhances the daily experience of residents and visitors alike.

Imagine your business thriving in modern, transit-accessible spaces featuring expansive floor-to-ceiling windows allowing for bespoke design tailored to the specific vision of your new street front location. Boasting prominent frontage along St. Johns Street, Chroma provides exceptional visibility and signage opportunities. For select tenants, the potential for an inviting patio extends the customer experience outdoors, perfect for capitalizing on Port Moody's relaxed, community-focused atmosphere. Chroma delivers a contemporary retail environment that complements the refined and active lifestyle of the area.

Featuring forward-thinking design and efficient, growth-oriented spaces, Chroma by Forte Living empowers your business to reach its full potential. By investing in this prime Port Moody location, you are investing in a thriving community known for its scenic beauty, growing populace, and exceptional quality of life.

THE LOCATION

CENTRAL CONVENIENCE AND EXPOSURE

Located adjacent to the Evergreen SkyTrain line and just steps from a surplus of amenities makes Chroma a fantastic opportunity for almost any retail business.

The expansion of the Evergreen SkyTrain Line has brought new energy to this rapidly increasing growing neighbourhood, where an enriched lifestyle opportunity awaits. From your business in the heart of this urban centre, a number of parks, trails, and greenspaces are easily accessible - as is the city at large.

A short walk from Chroma will take you to the Moody Centre SkyTrain Station, offering the convenient option to travel across the Greater Vancouver area allowing for an easy destination to commute to for customers and employees alike.

NEIGHBOURHOOD DEMOGRAPHICS (WITHIN 3 KM)



68,064

TOTAL POPULATION



6%

POPULATION INCREASE
(2019 - 2024)



\$136,624

AVERAGE HOUSEHOLD
INCOME



37%

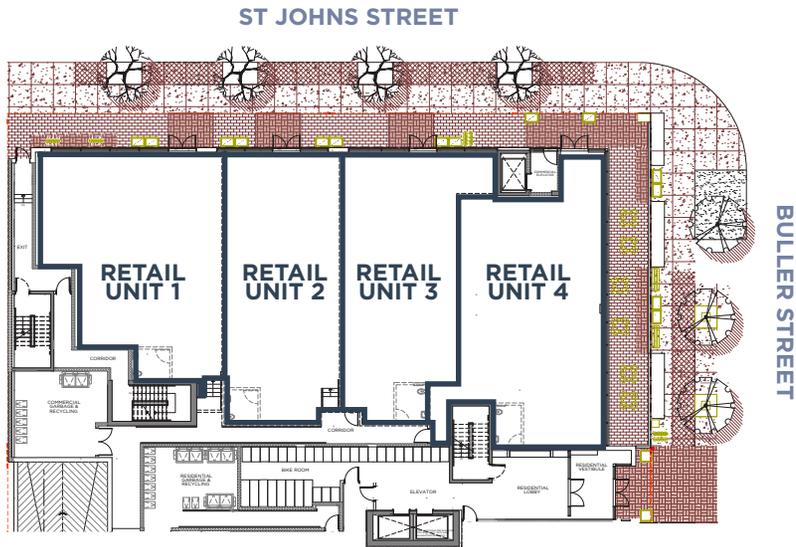
BACHELOR'S DEGREE
& HIGHER



42

MEDIAN AGE

FLOOR PLAN



COMMERCIAL UNIT SUMMARY

UNIT	USABLE SIZE (SF)
Retail Unit 1	1,929 SF
Retail Unit 2	1,609 SF
Retail Unit 3	1,646 SF
Retail Unit 4	2,004 SF
Total Commercial	7,188 SF

SALIENT DETAILS

BASIC RENT	Please Contact Leasing Agent
ADDITIONAL RENT	\$15 PSF (2025 Estimate)
OCCUPANCY	Summer 2025
CEILING HEIGHT	15'

LOCATION HIGHLIGHTS

RESTAURANTS & COFFEE SHOPS

- 1 Caffè Divano
- 2 McDonald's
- 3 Yellow Dog Brewing Co.
- 4 Sushi Mori
- 5 Starbucks
- 6 Little Beans Play Cafe
- 7 Port Moody Liquor Store
- 8 Pizzeria Spacca Napoli
- 9 Timbertrain Coffee Roasters
- 10 Kurumba Restaurant
- 11 Taps and Tacos
- 12 The Hard Bean Brunch Co.
- 13 The Parkside Brewery
- 14 The Boathouse Restaurant
- 15 Matsuzushi
- 16 Lively Liquor Store

GROCERIES

- 17 Thrifty Foods

PHARMACIES & MEDICAL CENTERS

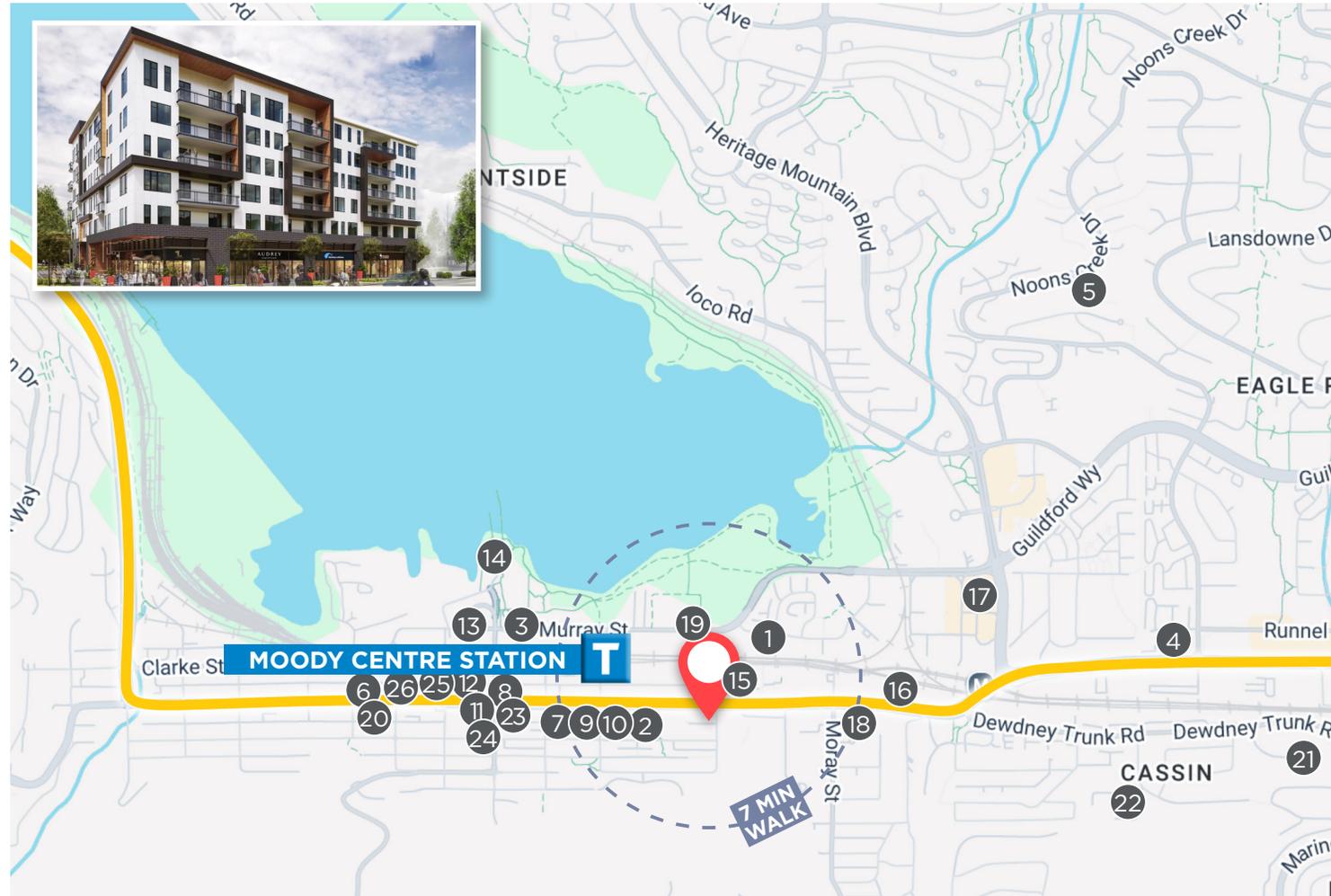
- 18 Shoppers Drug Mart
- 19 Inlet Pharmacy

FINANCIAL

- 20 Scotiabank

CHILDCARE FACILITIES

- 21 Honey Bees Daycare
- 22 Lily Care Licensed Day Care Centre
- 23 Constellation Montessori Daycare
- 24 BrightPath St. Johns Child Care Centre
- 25 Rocky Point Montessori Daycare
- 26 Childgarden Preschool



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