

FOR SALE AND  
FOR LEASE

# 970 DOMINION AVENUE & 985 NICOLA AVENUE

PORT COQUITLAM, BC

53,096 SF + 4.2 Acres of  
Serviced, Developable Land

Ideal Retail Location

[Watch Video Here >>>](#)





## High Visibility

# HIGH GROWTH, HIGH POTENTIAL

Great retail opportunities await at 970 Dominion & 985 Nicola, located in a thriving retail centre in the heart of Dominion Triangle—one of the Lower Mainland's most dynamic shopping hubs. Surrounded by rapidly growing residential neighbourhoods and just minutes from Burke Mountain, this high-traffic location offers strong visibility and built-in customer demand.

970 Dominion & 985 Nicola offers a unique opportunity to purchase the entire site, lease box-style retail premises, or participate in a joint venture opportunity with the owner. This is your chance to join a vibrant retail community with exceptional growth potential.





## Box-Format

## RETAIL AND/OR HOSPITALITY DEVELOPMENT

## LEASE/DEVELOPMENT OPPORTUNITY HIGHLIGHTS

- 4.2 acres of developable, serviced, and leveled land for lease
- Flexible medium and large format leases available up to 60,000 SF
- Current on-site retail tenants include H Mart, Value Village, and BC Cannabis Store
- Located in an established retail core with popular neighbours including Costco, Walmart, Canadian Tire, and Save-on-Foods
- Port Coquitlam is a rapidly growing municipality within the tri-cities

*Contact listing broker for leasing parameters*







Plug into Port Coquitlam's

# FASTEST GROWING RETAIL HUB

Unlock the potential of an established retail centre with over 4 acres of fully serviced, shovel-ready land. This highly visible site is anchored by a 53,096 SF multi-tenant building currently home to popular tenants H-Mart, BC Cannabis, and Value Village, offering a diverse and established customer draw.

Set on a 7.013-acre property, the available 4.2-acre rear parcel offers a rare opportunity for new retail development in a thriving Port Coquitlam retail corridor. With easy access through the adjacent Home Depot parking lot and generous on-site parking, this rectangular site is tailor-made for users looking to plug into a growing neighbourhood with strong residential momentum and a proven retail presence.

## SALE OPPORTUNITY HIGHLIGHTS

<b>PID</b>	008-959-756	<b>Total Property Sale Price</b>	\$49,900,000
<b>Developable Land</b>	4.2 Acres	<b>2025 BC Property Assessment (as of 7/1/2024)</b>	\$44,247,000
<b>Parking</b>	4:1,000	<b>Legal Description</b>	Lot 38, BLK 6N, Plan NWP 27244, Section 8, Range 1E New Westminster Land District Except Plan EPP 100183.
<b>Zoning</b>	DC Commercial	<b>Land Size</b>	7.013 Acres
<b>Land Use</b>	Highway Commercial		

*Landlord will consider joint venture opportunities.*

## Land Use

# ABOUT DC COMMERCIAL ZONING

 **CLICK HERE**  
TO ACCESS FULL  
ZONING BYLAWS

### HIGHWAY COMMERCIAL OCP LAND USE DESIGNATION

The Highway Commercial designation allows for highway-oriented commercial uses that attract a regional market and require more parking than local commercial uses. Permitted uses will include auto-related retail and service, building and gardening supplies, supermarkets and recreation facilities.

### DISTRICT COMMERCIAL ZONING BYLAW

The District Commercial zone is intended to accommodate and regulate auto-oriented commercial uses and a range of commercial uses located in large premises.

### DISTRICT COMMERCIAL ZONING: PERMITTED USES

Auctions

Automobile Part Sales

Automobiles, light trucks, and  
motorcycle sales and rentals

Automobile repairs and servicing

Boats and trailers sales and rentals

Building and landscape supplies sales  
and rentals; nurseries

Cinemas

Commercial indoor recreation

Commercial schools

Financial institutions

Funeral homes

Hotels

Household furniture, tools, electronics  
and appliances sales and rentals

Musical instruments sales

Parks and playgrounds

Pet daycare facilities

Restaurants

Rentals

Retail sales - convenience

Retail sales - general

Trade contractors

Veterinary services

Wine and beer making

Accessory container return

Accessory group child care (school age)

Accessory office

Accessory personal services

Accessory pet daycare facilities

Accessory pet grooming services

Accessory rental and repair

Accessory restaurant

Accessory retail

Accessory vending cart



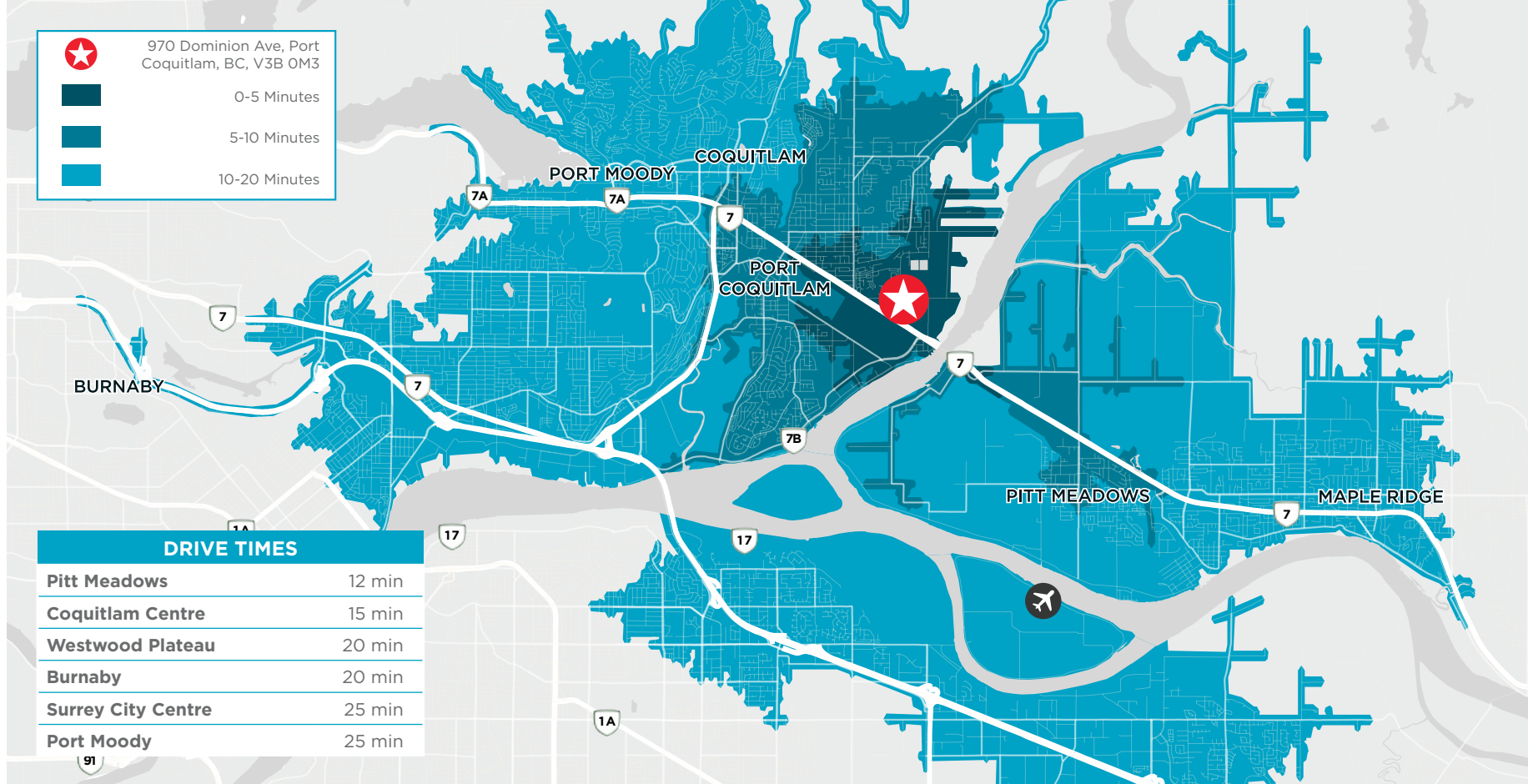


Surrounded by Big Brands

# READY FOR YOURS

Join Port Coquitlam's retail corridor where residents come to shop, dine, and thrive. Prime exposure of 8,857 daily vehicles along Dominion Avenue and 46,137 along Lougheed Highway as well as top existing retailers brings daily potential traffic directly to the center and your business.





## Minutes from Everything

# DESIGNED TO GROW

Located at the bustling intersection of Dominion Avenue and Nicola Avenue, 970 Dominion & 985 Nicola offers unbeatable exposure in the thriving Dominion Triangle, Port Coquitlam's most visible and well-connected retail hub. Surrounded by major retail anchors like Costco, Home Depot, Walmart, and Canadian Tire, the centre enjoys strong traffic and built-in consumer draw. With over 118,743 residents and 41,730+ households within a 10-minute drive, this location is perfectly placed to serve a fast-growing and vibrant community.

## DEMOGRAPHICS

	3 KM	5 KM	10 KM
<b>Total Population</b>	41,239	118,743	387,556
<b>Projected Population (2029)</b>	46,950	130,852	422,590
<b>Total Households</b>	13,693	41,730	130,699
<b>Median Age</b>	39.7	39.7	40.0
<b>Median Household Income</b>	\$115,949	\$110,240	\$111,526



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PORT COQUITLAM, BC

*For more information, please contact:*

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