

FOR LEASE

OXFORD CROSSING

1971 LOUGHEED HIGHWAY | PORT COQUITLAM

JOIN LOBLAWS & DOLLARAMA



NEW SHOPPING CENTRE DEVELOPMENT

- + Site Size: approx. 3.56 acres (155,074 square feet)
- + Large format commercial zoning (LFC)
- + New construction retail development of approximately 48,000 square feet
- + CRU and Restaurant/Bank pad opportunities with drive-thru are available for lease
- + Excellent Lougheed Highway exposure and signage opportunities for retailers
- + Direct Lougheed Highway access: Right-in, Right-out plus fully signalized intersection at Oxford Street



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Platform Properties Ltd

CBRE

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SITE DETAILS

- + CRU: One Unit remaining
- + 1,048 sq. ft. @ \$36.00 per sq. ft.
- + Pad Lease Rate: \$45.00 per sq. ft., net
- + Additional Rent: \$11.00 per sq. ft. (estimate)
- + Parking Ratio 3.75 stalls per 1,000 sq. ft.

TRAFFIC COUNTS **Lougheed Highway**

Weekday daily average 44,500 cars

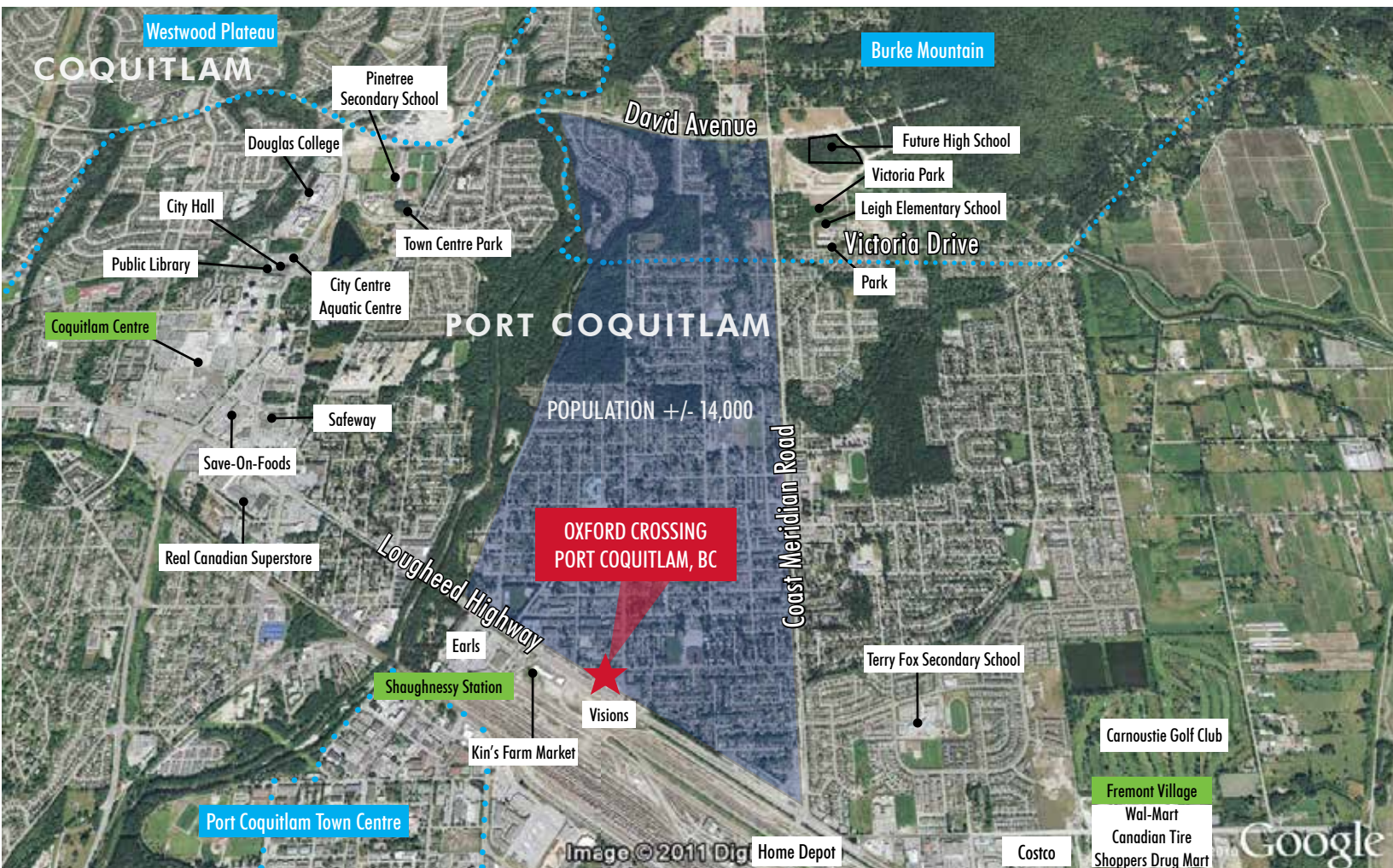
Oxford Street

Weekday daily average 13,300 cars



LOCATION DESCRIPTION

- + Oxford Crossing is located at the fully controlled intersection of Lougheed Highway and Oxford Street in Port Coquitlam.
- + Primary trade area consists of over 225,000 people living in the Tri-Cities region of the Lower Mainland (Port Coquitlam, Coquitlam, Port Moody).
- + Secondary trade area includes just under 100,000 people living in the Pitt Meadows and Maple Ridge area of the Lower Mainland.
- + Lougheed Highway is the primary east-west connector linking Pitt Meadows/Maple Ridge to the Tri-Cities.
- + This area of the Lougheed Highway corridor is home to many recognizable retailers in the Tri-Cities including Wal-Mart, Costco Wholesale, The Home Depot, Canadian Tire, and Home Outfitters.



NOTABLE TRI-CITIES DEVELOPMENT PROJECTS

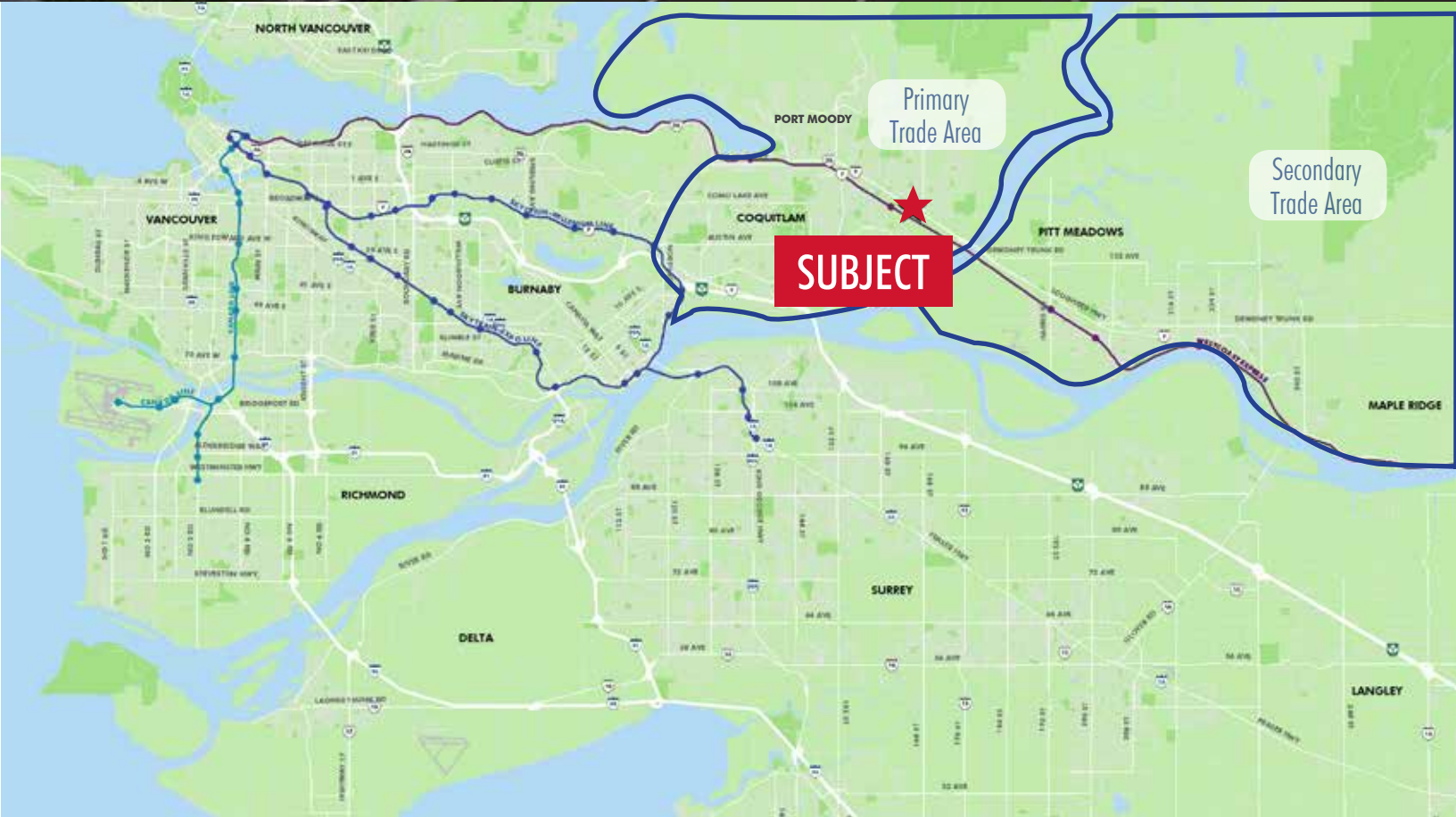
- + Burke Mountain – a 750 acre master planned community in northeast Coquitlam by Wesbild. Upon final buildout, Burke Mountain will be home to approx. 25,000 people residing in over 7,600 homes being built by many of BC’s top developers including Polygon Homes, Morningstar Homes, Wallmark Homes and Foxridge Homes.
- + Fremont Village – a 650,000 square foot large format retail centre in the Dominion Triangle just to the east by The Onni Group of Companies. Fremont Village is anchored by Wal-Mart, Canadian Tire and Shoppers Drug Mart.

TRADE AREA DEMOGRAPHICS	PRIMARY	SECONDARY
POPULATION (2014 ESTIMATED)	239,619	102,520
DAYTIME POPULATION (2019 ESTIMATED)	191,690	77,867
POPULATION (2019 PROJECTED)	267,567	112,011
MEDIAN AGE	39.9	40.1
HOUSEHOLDS (2014)	89,718	38,836
AVERAGE HOUSEHOLD INCOME	\$100,944	\$93,873
OWNED DWELLINGS	76.6%	81.3%
TOTAL VISIBLE MINORITIES	38.44%	14.6%

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