

FORM

FOR SALE

HIGH PROFILE INVESTMENT OPPORTUNITY
1940 OXFORD CONNECTOR | PORT COQUITLAM, BC



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HIGH PROFILE INVESTMENT OPPORTUNITY

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OPPORTUNITY

The Vendor has exclusively retained Form Retail Advisors Inc. (the "Agent") to facilitate the sale of its 100% freehold interest in 1940 Oxford Connector located in Port Coquitlam, BC (the "Subject Property").

This investment opportunity features a fully leased, two-storey, multi-tenant, commercial building with drive-thru constructed in 2015. The Subject Property is exceptionally located on Oxford Connector which serves as service road to Lougheed Highway, a major regional arterial connecting Burnaby, Coquitlam, Port Coquitlam, Port Moody, Pitt Meadows, Maple Ridge and Mission.

FAST FACTS

 **6.2%** **PORT COQUITLAM GROWTH RATE**
(2012-2017)

 **60,366**
POPULATION (2017)

 **21,983**
HOUSEHOLDS (2017)

 **\$108,861**
AVERAGE HOUSEHOLD INCOMES

INVESTMENT HIGHLIGHTS

- Multi-tenant commercial building, with drive-thru, located in close proximity to numerous well-known businesses including Loblaw's "No Frills", Dollarama, Starbucks, Lordco, Gold's Gym, ICBC, Safeway, Earl's, McDonald's and several financial institutions
- 100% leased with a secure income stream.
- Tenant roster includes Carl's Jr. (with highly coveted drive-thru capabilities), Reflex Supplements, Johnston Meier Insurance and CADA consultants.
- Carl's Jr., Reflex Supplements and Johnston Meier are on NNN leases providing investors with minimal landlord responsibilities.
- Exceptional transportation access along Lougheed Highway.
- Year 1 NOI \$259,941.

LOCATION OVERVIEW

- Situated along Lougheed Highway Corridor between Shaughnessy Street and the Coast Meridian Overpass.
- Excellent exposure to high volumes of daily traffic (39,000 VPD).
- Located east of Coquitlam Centre and Shaughnessy Station Mall and west of Fremont Village, all major regional shopping centres
- Residential development in the region has accelerated in recent years with several projects underway providing affordable product to meet the demand of first-time home buyers and down sizers.
- New commercial retail centre on the north side of Lougheed Highway is leased to Dollarama, Subway, No Frill's, among others.

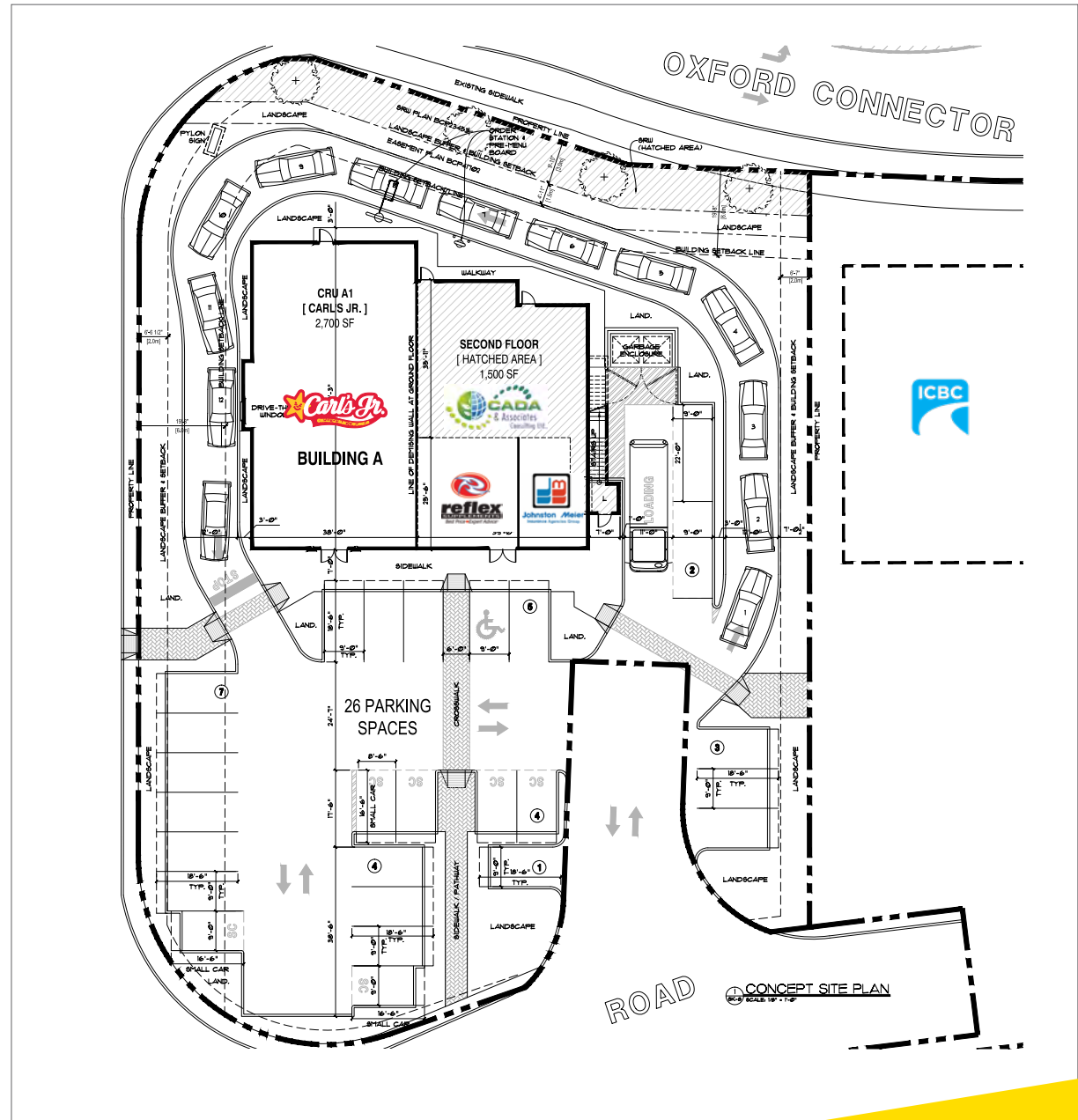


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SALIENT DETAILS

CIVIC ADDRESS	1940 Oxford Connector
MUNICIPALITY	Port Coquitlam
PID	021-981-789
LEGAL DESCRIPTION	PL BCP41701 LT 1 DL 463 LD 36. GROUP 1, & DL464
SITE SIZE	29,817 Square Feet / 0.68 Acres
BUILDING SIZE	6,460 Square Feet
PROPERTY TAXES (2017)	\$45,695.88
TRAFFIC COUNTS	39,000 Vehicles Per Day
PARKING	27 Stalls
CURRENT ZONING	CD-18 (Comprehensive Development Zone 18) which is site specific zoning permitting a wide range of uses included but not limited to general retail, personal services, restaurants, hotel and health services.
OCF	Highway Commercial
TENANTS	<ul style="list-style-type: none"> Carl's Jr. Johnston Meier Insurance Reflex Supplements CADA Consulting
OCCUPANCY	100%
NOI	\$259,941
ASKING PRICE	\$7,325,000



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2017 ESTIMATES & PROJECTIONS	1 KM	3 KM	5 KM
Population	8,919	75,159	140,591
Households	3,633	27,825	51,078
Average Household Income	\$78,699	\$96,637	\$105,629
% Pop. Change (2012-2017)	11.8%	9.6%	8.3%
Projected % Pop. Change (2017-2022)	7.9%	8.6%	7.6%

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