

FREMONT VILLAGE

SHOPPING CENTRE



LIVE. SHOP. THRIVE

DISCOVER THE HEART OF FREMONT VILLAGE



DRIVE-THRU OPPORTUNITY

2115 Hawkins Street | Port Coquitlam, BC

2,500-4,778 SF

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SHOPPING CENTRE



THE OFFERING

CBRE is pleased to present a prime drive-thru retail opportunity in the master-planned Fremont Village. Located at 2115 Hawkins Street, this space is demisable offering 4,778 square feet plus a drive-thru. This established shopping center is anchored by major retailers including Walmart, Canadian Tire, Urban Barn, Visions Electronics, Marks, and Shoppers Drug Mart, among others, and tenants will benefit from ample on-site parking, a prime location with convenient access to key transportation routes, on-site residential units, and high visibility from traffic.

DETAILS

ADDRESS

2115 Hawkins Street, Port Coquitlam, BC

AVAILABLE

March 1, 2026

SIZE

2,500-4,778 SF

LEASE RATE

Contact Listing Agents

ADDITIONAL RENT

\$16.00 PSF (2026 est.)

ZONING

District Commercial (DC)

NEW RESIDENTIAL

Approximately 200 Units

PARKING

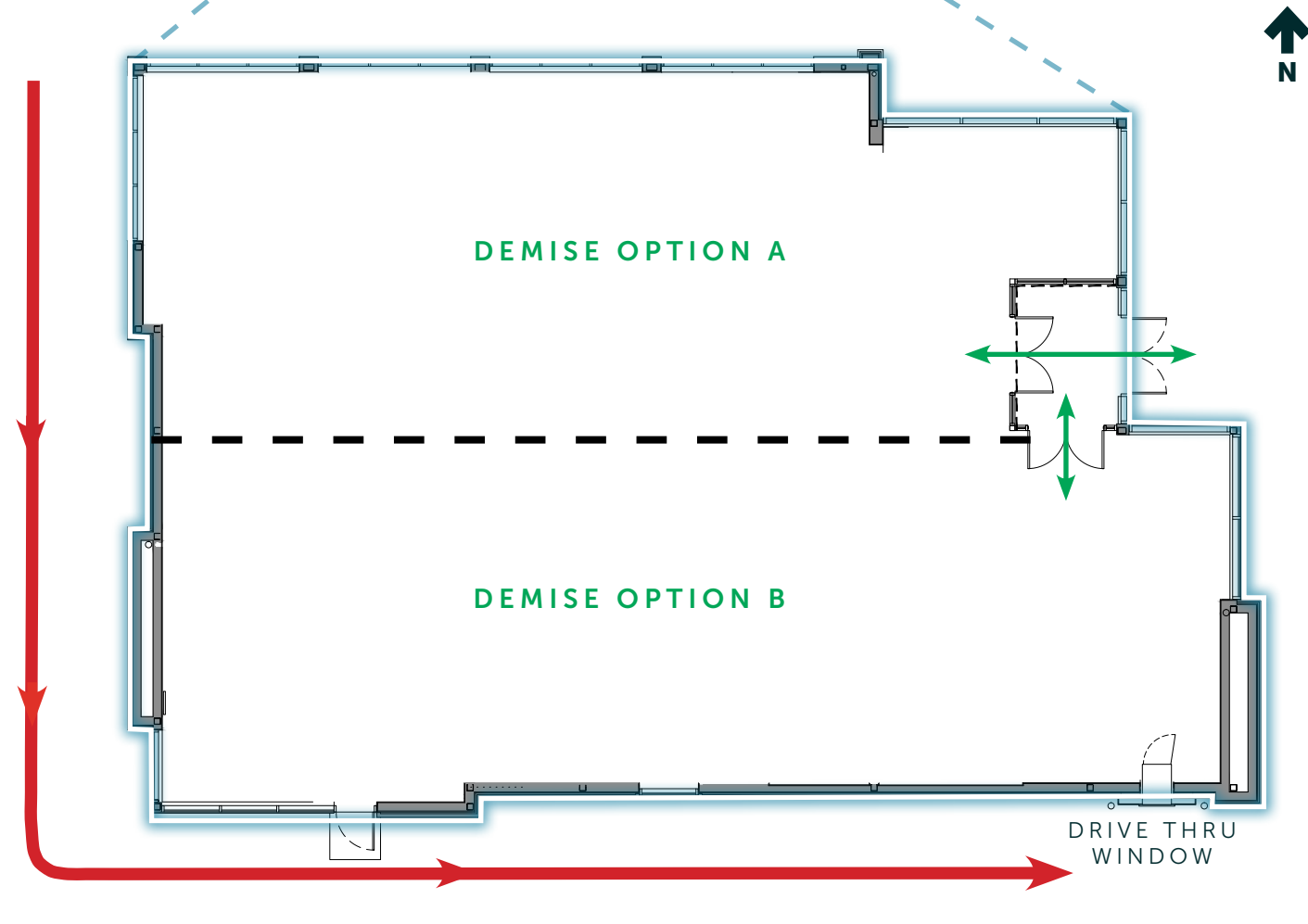
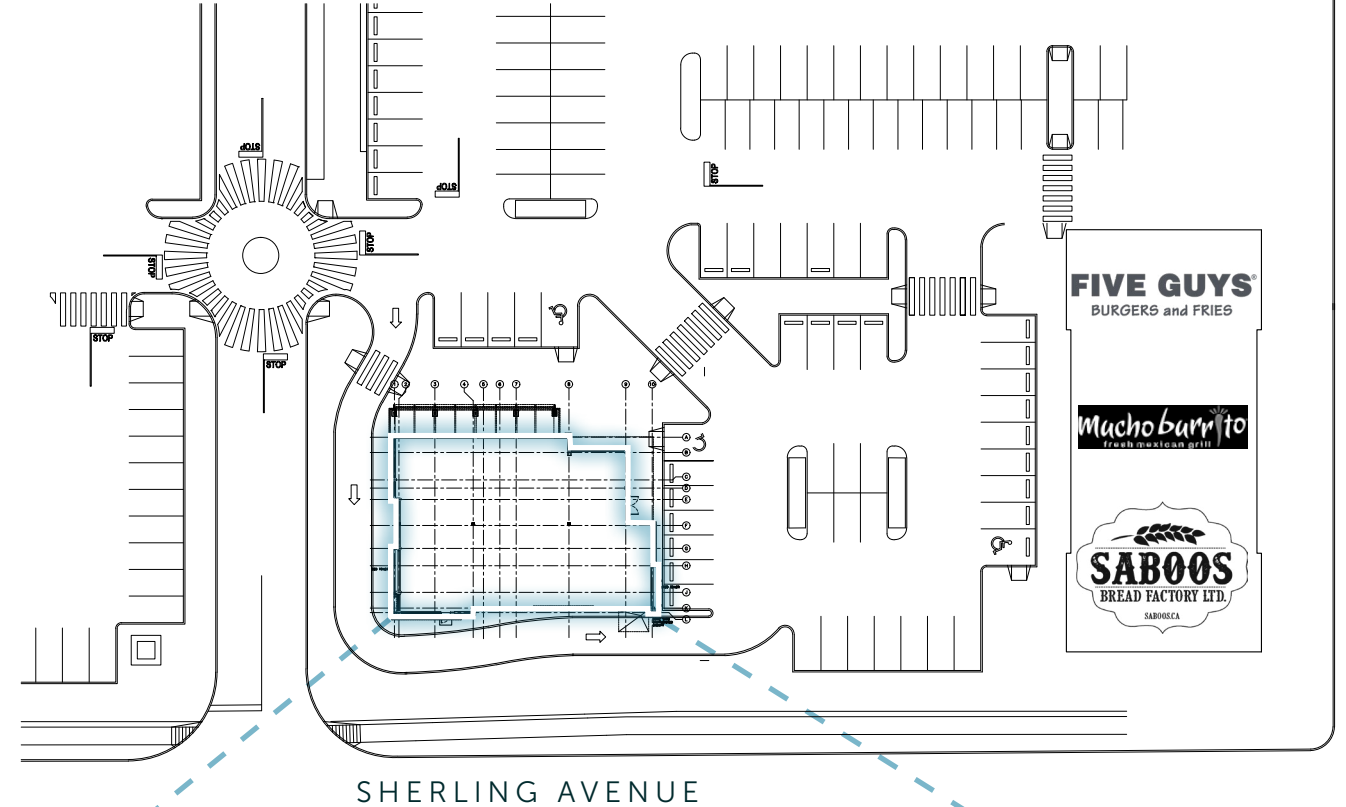
Ample surface parking

HVAC

1 ton/300 SF / 200-amp-600V / Domestic cold
2" - Sanitary - 6"

2115 HAWKINS STREET

4,778 SF



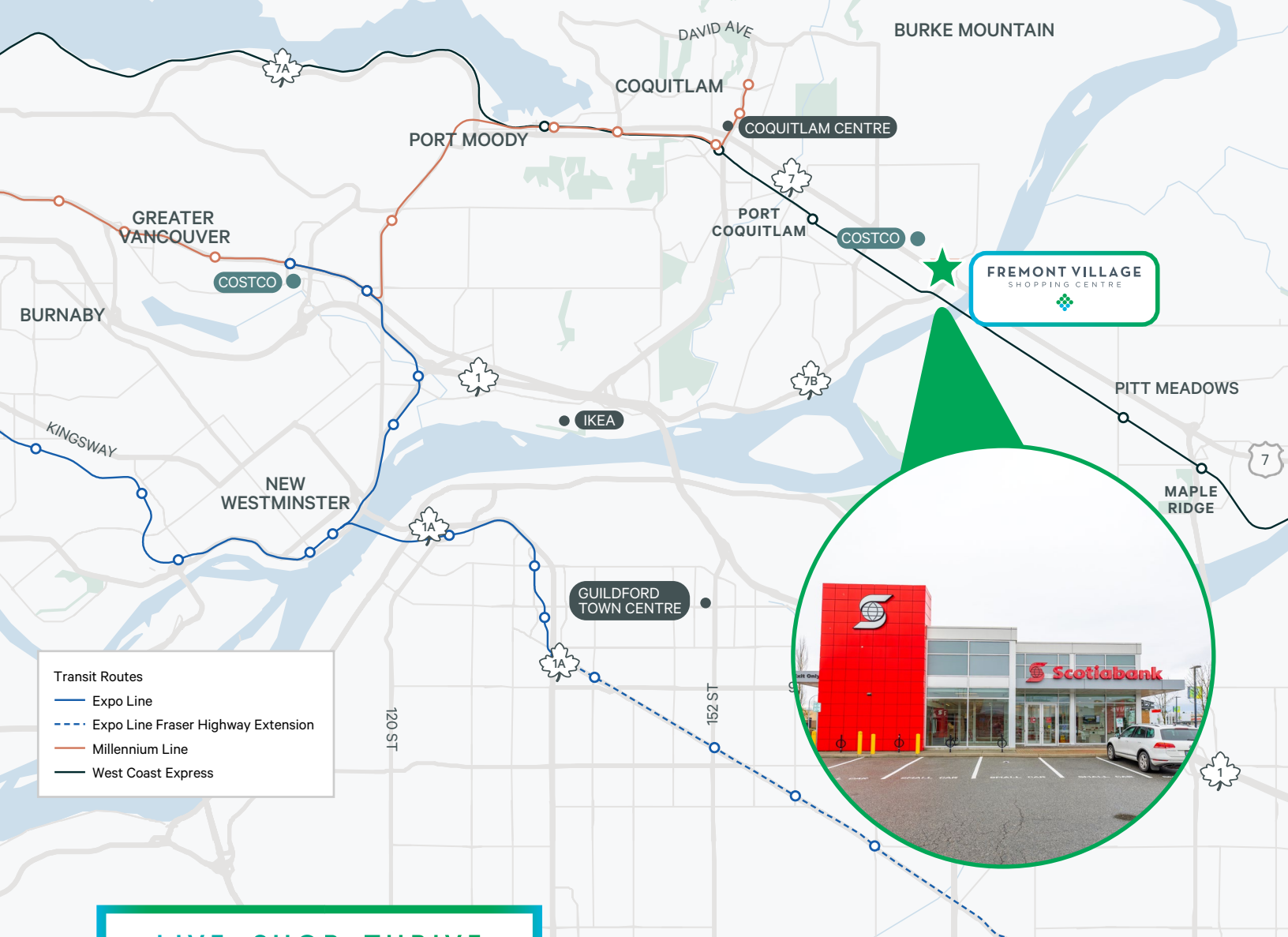




AREA DEMOGRAPHICS

| DRIVE TIME | 10 MIN | 20 MIN |
|-----------------------|-----------|-----------|
| BUSINESSES | 3,649 | 16,013 |
| DAYTIME WORKING POP. | 61,929 | 299,574 |
| 2024 TOTAL POPULATION | 141,878 | 740,560 |
| PROJ. GROWTH (5 YEAR) | 10.1% | 9.4% |
| AVG. HOUSEHOLD INCOME | \$131,016 | \$131,261 |
| MEDIAN AGE | 40.1 | 39.1 |





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BUILDING INNOVATIVE REAL ESTATE FOR HALF A CENTURY

The Onni Group is one of North America's leading private real estate developers, with extensive experience designing, developing, building and managing innovative projects. As a fully integrated company that directly oversees every step in the development process, Onni has built over 15,000 homes in the past decade. In addition, the company owns and manages 11.5 million square feet of commercial property and over 7,200 rental apartment units. With offices in Vancouver, Toronto, Chicago, Los Angeles, Phoenix, Seattle and Mexico, Onni continues to expand and diversify into new markets throughout North America.

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