

# MERCATO PLAZA



## For Lease

HIGH-EXPOSURE RETAIL OPPORTUNITIES

ANCHORING PORT COQUITLAM'S NEWEST MIXED-USE COMMUNITY

2053 LOUGHEED HIGHWAY, PORT COQUITLAM

**CBRE**

# Opportunity

to lease brand-new retail space in Port Coquitlam's Glenwood neighbourhood. Situated along bustling Lougheed Highway, Mercato Plaza is a brand-new, 3-building, mixed-use development featuring around 42,000 SF of retail space at grade.

The project offers over 415 feet of frontage onto Lougheed Highway and units feature HVAC systems suitable for restaurant users, loading access<sup>1</sup>, 104 total commercial parking stalls (27 surface-level and 77 underground) with elevator service directly to the retail plaza, and EV charging stations on-site.

The commercial plaza has an ideal layout for cafes, boutique grocers, fitness, medical, and service retail. With 145 above-grade residential units above, Mercato Plaza provides tenants with a built-in customer base and steady foot traffic, complemented by the established retail activity from Phase 1.

<sup>1</sup> Subject to tenant confirmation with landlord for direct loading access.

<sup>2</sup> Estimated figure. Subject to confirmation.

<sup>3</sup> Tenants are responsible for confirming permitted use under zoning.



## Property Highlights

- + High-exposure Lougheed Highway frontage
- + Potential for outdoor patio expansion
- + High ceilings and large window glazing for natural light
- + Convenient access to transit, surface and underground parking

UNIT #	BUILDING #	SIZE (SF)	NET RENT (PSF)
1140	2	1,912	\$40
1130	2	1,840	\$40
1120	2	3,080	\$38
1110	2	4,577	\$35

### ADDITIONAL RENT

Est. \$17.50 PSF <sup>2</sup>

### AVAILABILITY

Est. completion Q2 2026

### PARKING

104 commercial stalls  
(27 surface, 77 underground)

### ZONING

CD33 <sup>3</sup>

### CEILING HEIGHTS

21'

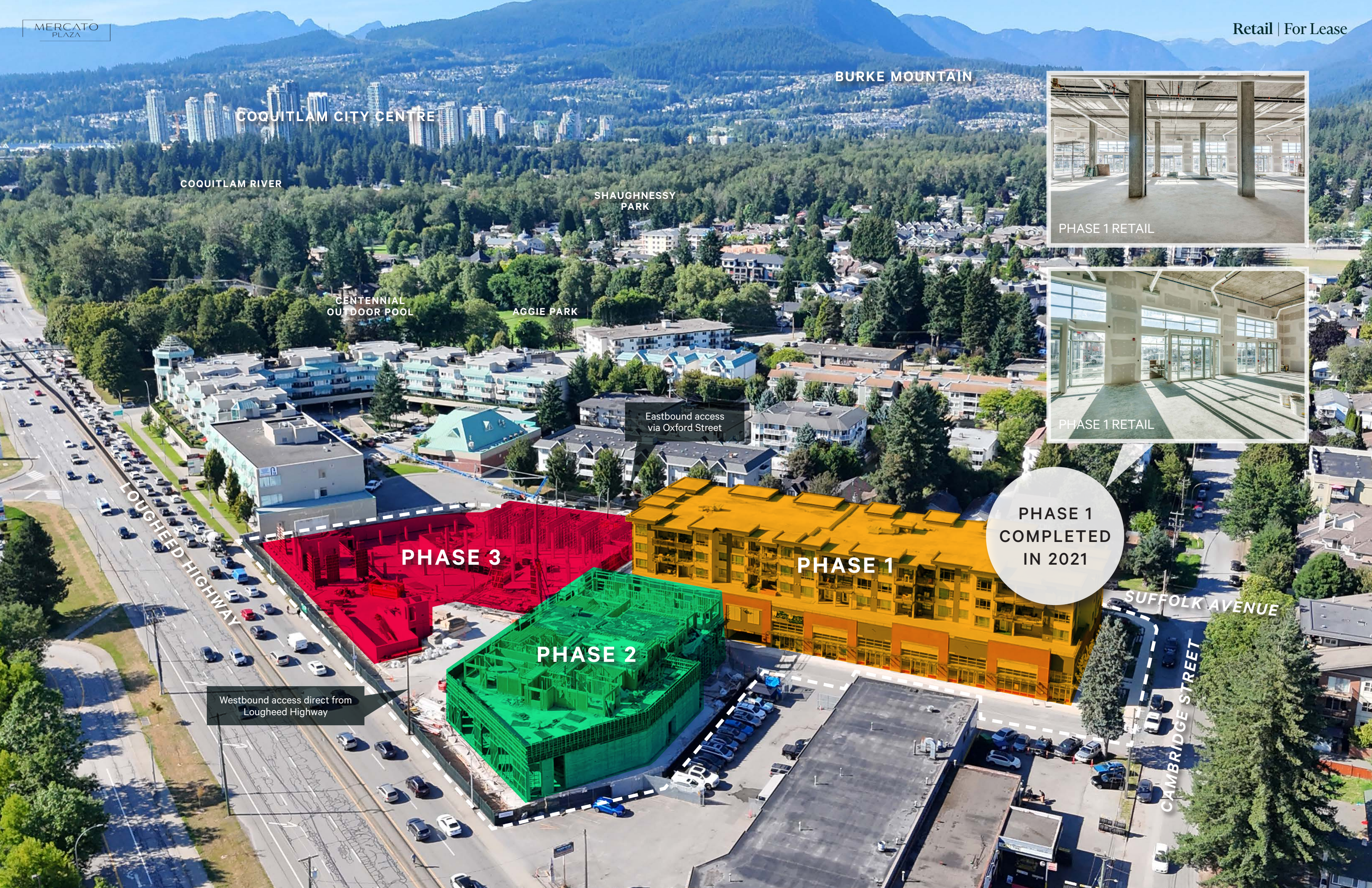
### RETAIL STORAGE

Options available



## Unit Layout

\* Not to scale. Subject to verification.



COQUITLAM CITY CENTRE

BURKE MOUNTAIN

COQUITLAM RIVER

SHAUGHNESSY PARK

CENTENNIAL OUTDOOR POOL

AGGIE PARK

Eastbound access via Oxford Street

Westbound access direct from Lougheed Highway



PHASE 1 RETAIL



PHASE 1 RETAIL

PHASE 1 COMPLETED IN 2021

PHASE 3

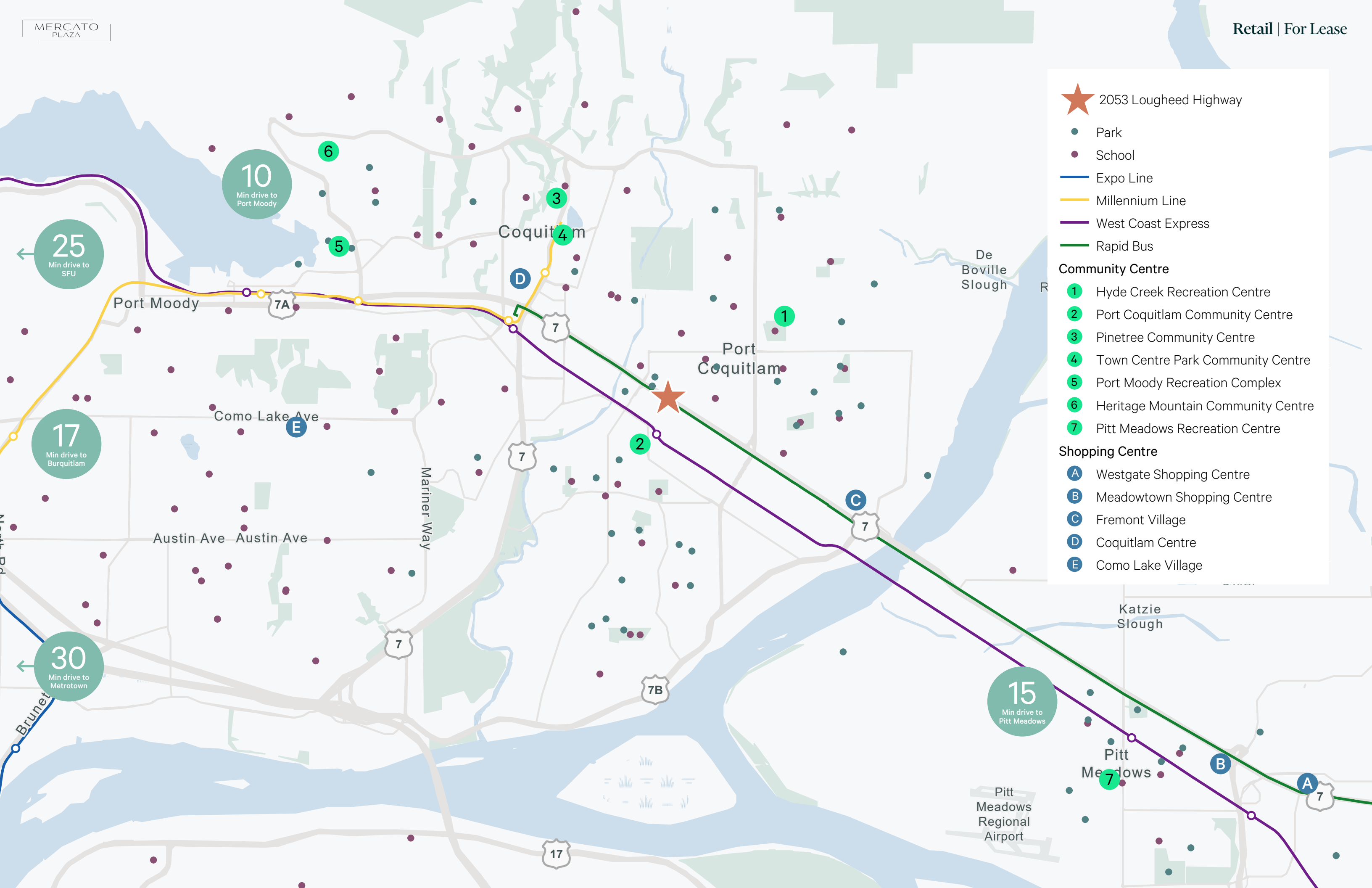
PHASE 2

PHASE 1

SUFFOLK AVENUE

CAMBRIDGE STREET

LOUGHEED HIGHWAY



- ★ 2053 Lougheed Highway
- Park
- School
- Expo Line
- Millennium Line
- West Coast Express
- Rapid Bus

**Community Centre**

- ① Hyde Creek Recreation Centre
- ② Port Coquitlam Community Centre
- ③ Pinetree Community Centre
- ④ Town Centre Park Community Centre
- ⑤ Port Moody Recreation Complex
- ⑥ Heritage Mountain Community Centre
- ⑦ Pitt Meadows Recreation Centre

**Shopping Centre**

- Ⓐ Westgate Shopping Centre
- Ⓑ Meadowtown Shopping Centre
- Ⓒ Fremont Village
- Ⓓ Coquitlam Centre
- Ⓔ Como Lake Village



-  Exceptional arterial retail exposure along Lougheed Highway
-  Strategically positioned in a fast-growing residential and commercial corridor
-  Strong daytime population and emerging residential density
-  Abundance of on-site and nearby retail amenities
-  Excellent connectivity via major routes and transit options



# Port Coquitlam

The neighbourhood surrounding Mercato Plaza is a vibrant and rapidly growing area in Port Coquitlam. Known for its blend of residential charm and a diverse mix of modern amenities, the neighbourhood is home to a variety of independent retailers, cozy cafés, essential services, and large-format stores. Port Coquitlam supports its growing community by investing in vital infrastructure upgrades including enhancing roads, utilities, parks, and public facilities.

Mercato Plaza's prime location along this major arterial route ensures excellent visibility and seamless access to transit connections, including the West Coast Express and nearby SkyTrain stations, making it a convenient hub for both residents and visitors.

With its welcoming community atmosphere, scenic mountain views, and ongoing growth, the area offers prime opportunities for tenants to establish and expand their presence in one of Port Coquitlam's most promising and accessible neighbourhoods.

8

Min drive to Coquitlam Centre

45




Min drive to Downtown Vancouver

69k

Estimated Population



## DEMOGRAPHICS

			
1 KM	11,312	1.5%	\$106,066
3 KM	94,529	7.7%	\$121,250
	2024 ESTIMATED POPULATION	ESTIMATED GROWTH RATE 2024-2029	AVG. HOUSEHOLD INCOME



## Contact Us

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