

FREMONT VILLAGE

SHOPPING CENTRE



LIVE. SHOP. THRIVE

DISCOVER THE HEART OF FREMONT VILLAGE

POWER CENTRE ANCHORED RETAIL OPPORTUNITIES
NEXT PHASE NOW LAUNCHING!



PROPOSED BUILDING PLAN

BUILDING P - 850 VILLAGE DRIVE, PORT COQUITLAM

FREMONT VILLAGE

SHOPPING CENTRE



THE OFFERING

Fremont Village is a vibrant Master-Planned mixed-use community anchored by major retailers such as Walmart and Canadian Tire with junior anchors Urban Barn, Visions Electronics, Petsmart, Shoppers Drug Mart and The Hive Climbing Center. Its prime location ensures seamless connectivity to key transportation routes including the Lougheed Highway and Mary Hill Bypass, and the Fremont Connector to Burke Mountain. It is minutes away from the West Coast Express and transit to SkyTrain.

DETAILS - BUILDING P

ADDRESS

850 Village Drive, Port Coquitlam, BC

AVAILABLE

Estimated late 2026 possession

GROSS LEASABLE AREA

60,000 SF total with units starting at 986 SF and several large format retail opportunities

FREMONT VILLAGE ANCHOR TENANTS

Walmart, Canadian Tire, Marks, PetSmart, Dollarama, Visions Electronics, Urban Barn, Party City, Shoppers Drug Mart, The Hive Climbing Centre

NEW RESIDENTIAL

Approximately 200 Units

UNDERGROUND PARKING

Approximately 137 commercial stalls

ADDITIONAL RENT

Currently \$16 PSF (2024 Estimate)



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OPEN AIR
SHOPPING
EXPERIENCE

500+
RESIDENTS
TOTAL

GROCERY
ANCHOR

HOME DEPOT

CANADIAN TIRE

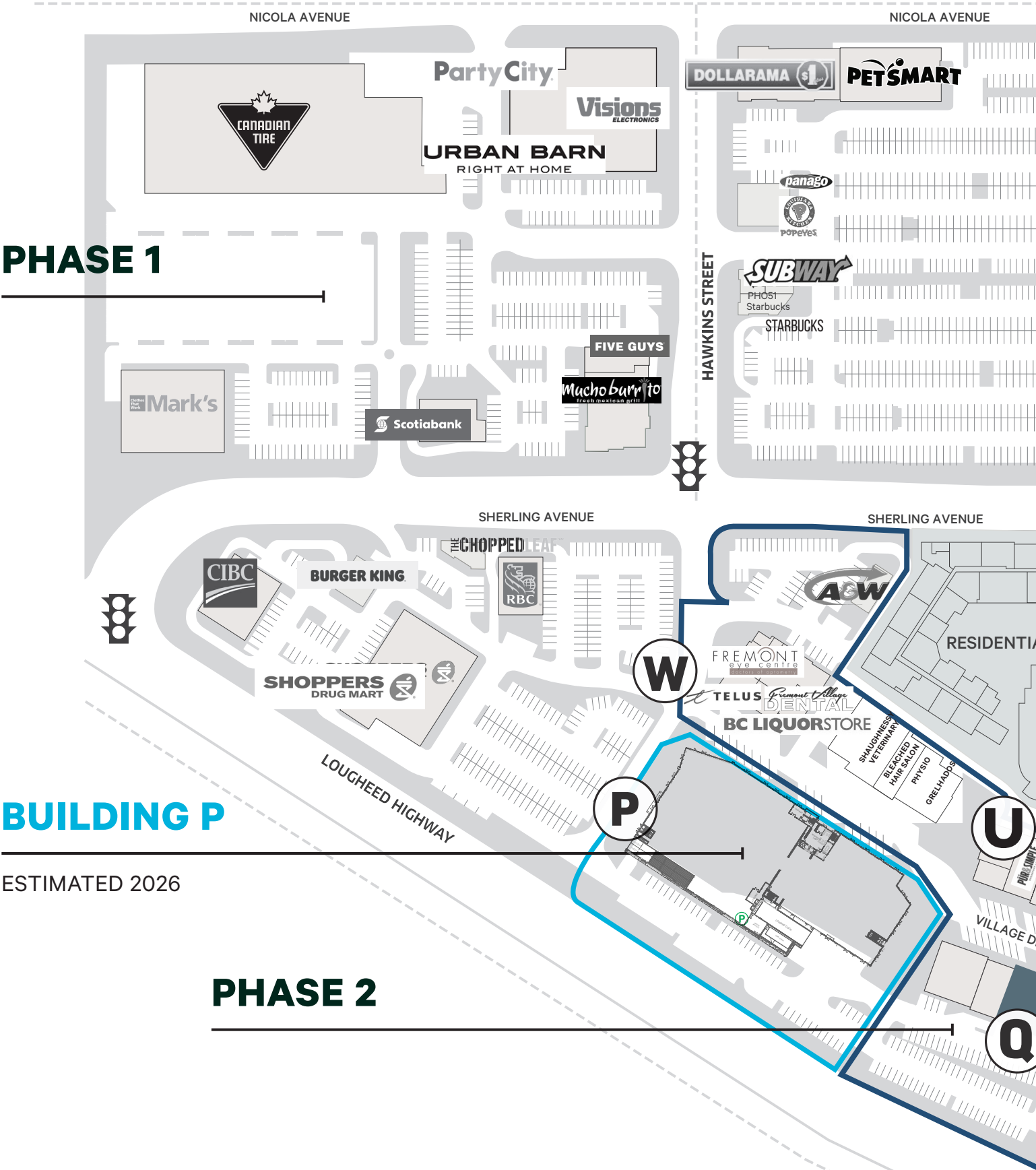
WALMART

PROPOSED
PHASE 3

HIGH
VISIBILITY
SIGNAGE

FREMONT VILLAGE TOTAL SITE PLAN

APPROX. 650,000 SF OF RETAIL



FREMONT VILLAGE

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Fremont Village provides a diverse array of retail opportunities from quick service restaurants to large format retail spaces, all designed to foster a pedestrian-friendly, family-oriented environment for living and shopping.

AVAILABILITY

BUILDING U - 855 VILLAGE DRIVE

140	Fremont Liquor Store
130	Riverview Vet and Hospital
120	Bleached Hair
115	Riverwood Physio
1110	The Grelhados Restaurant

BUILDING V - 815 VILLAGE DRIVE

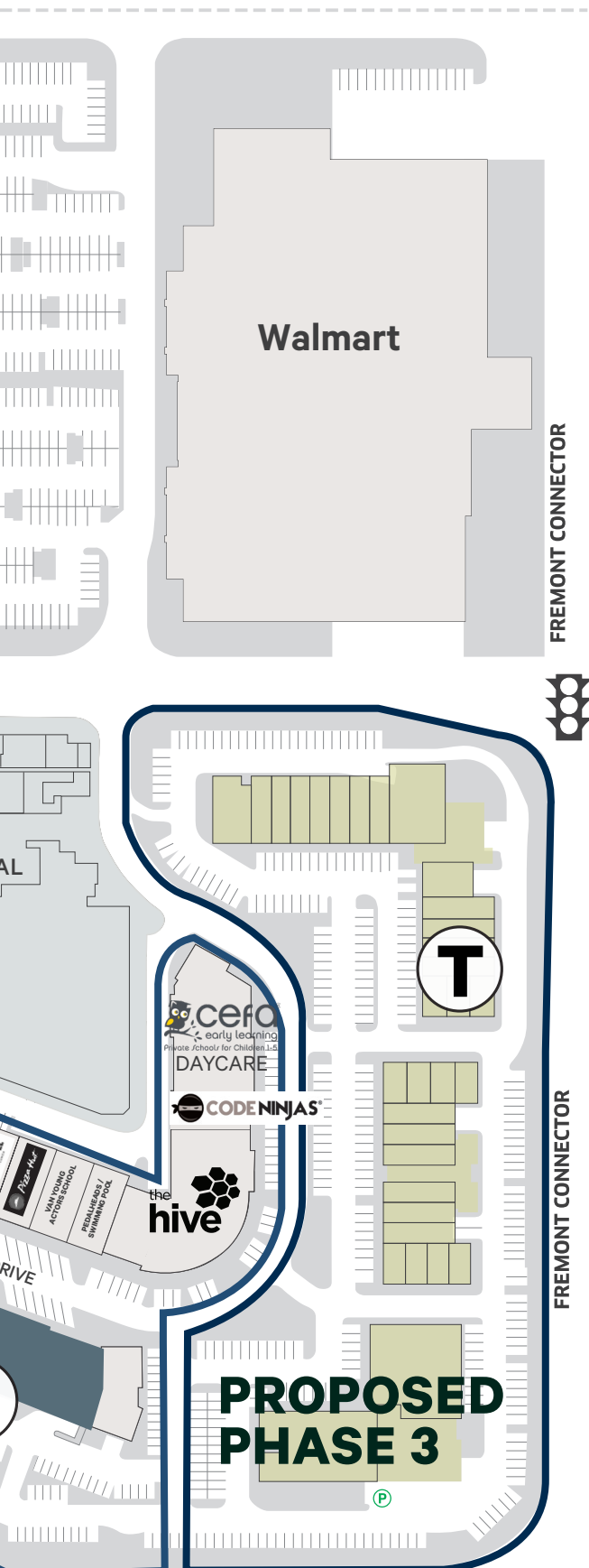
195	Korean BBQ
185	Poke Club
175	Pur & Simple
170	Pizza Hut
165	YVAS - Young Vancouver Acting School
160	Pedalheads Swim School
155-130	The Hive Climbing Centre
131	Code Ninjas
127-105	CEFA Early Learning

BUILDING Q - 820 VILLAGE DRIVE

110	C-Market Coffee
120-150	FHA Urgent Care Clinic
160	Juniors Barber Shop and School
170-180	Hampton Home Living

BUILDING P - 850 VILLAGE DRIVE

Available late 2026





AREA DEMOGRAPHICS

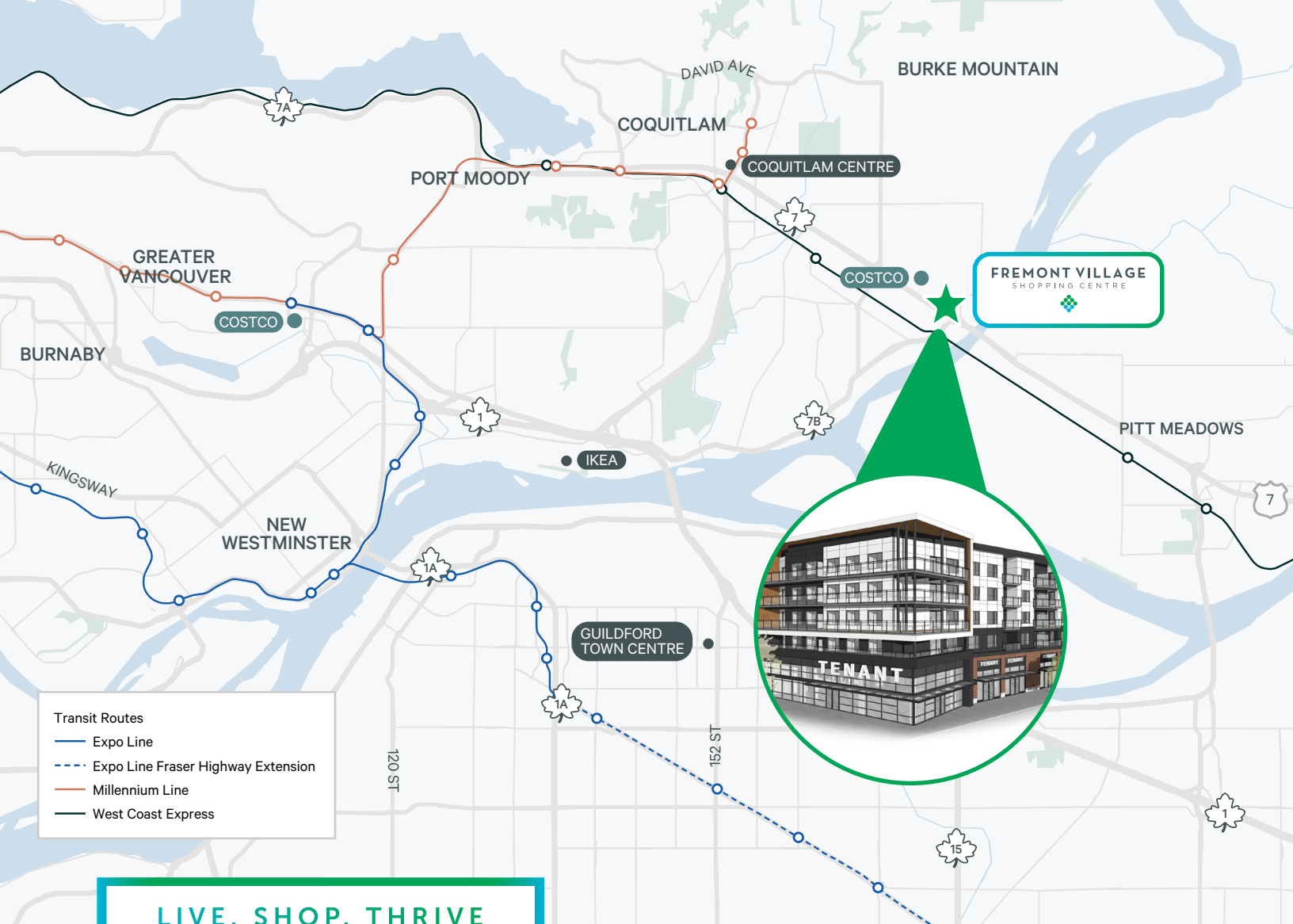
DRIVE TIME	10 MIN	20 MIN
BUSINESSES	3,649	16,013
DAYTIME WORKING POP.	61,929	299,574
2024 TOTAL POPULATION	141,878	740,560
PROJ. GROWTH (5 YEAR)	10.1%	9.4%
AVG. HOUSEHOLD INCOME	\$131,016	\$131,261
MEDIAN AGE	40.1	39.1





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SHOPPING CENTRE





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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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