

# 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



## 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

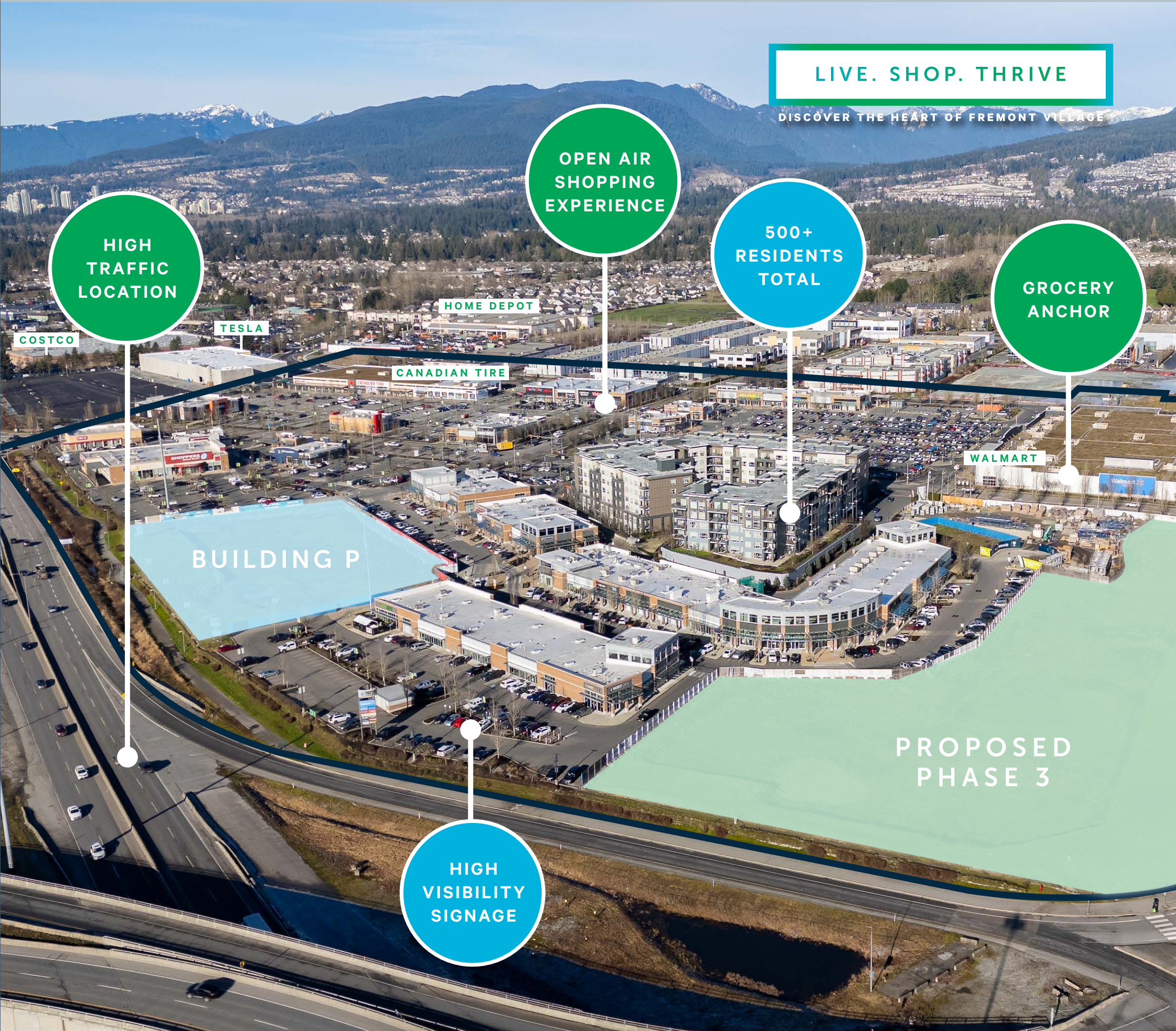
**GROSS LEASABLE AREA**  
60,000 SF total with units starting at 986 SF and several large format retail opportunities

**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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HIGH  
TRAFFIC  
LOCATION

OPEN AIR  
SHOPPING  
EXPERIENCE

500+  
RESIDENTS  
TOTAL

GROCERY  
ANCHOR

BUILDING P

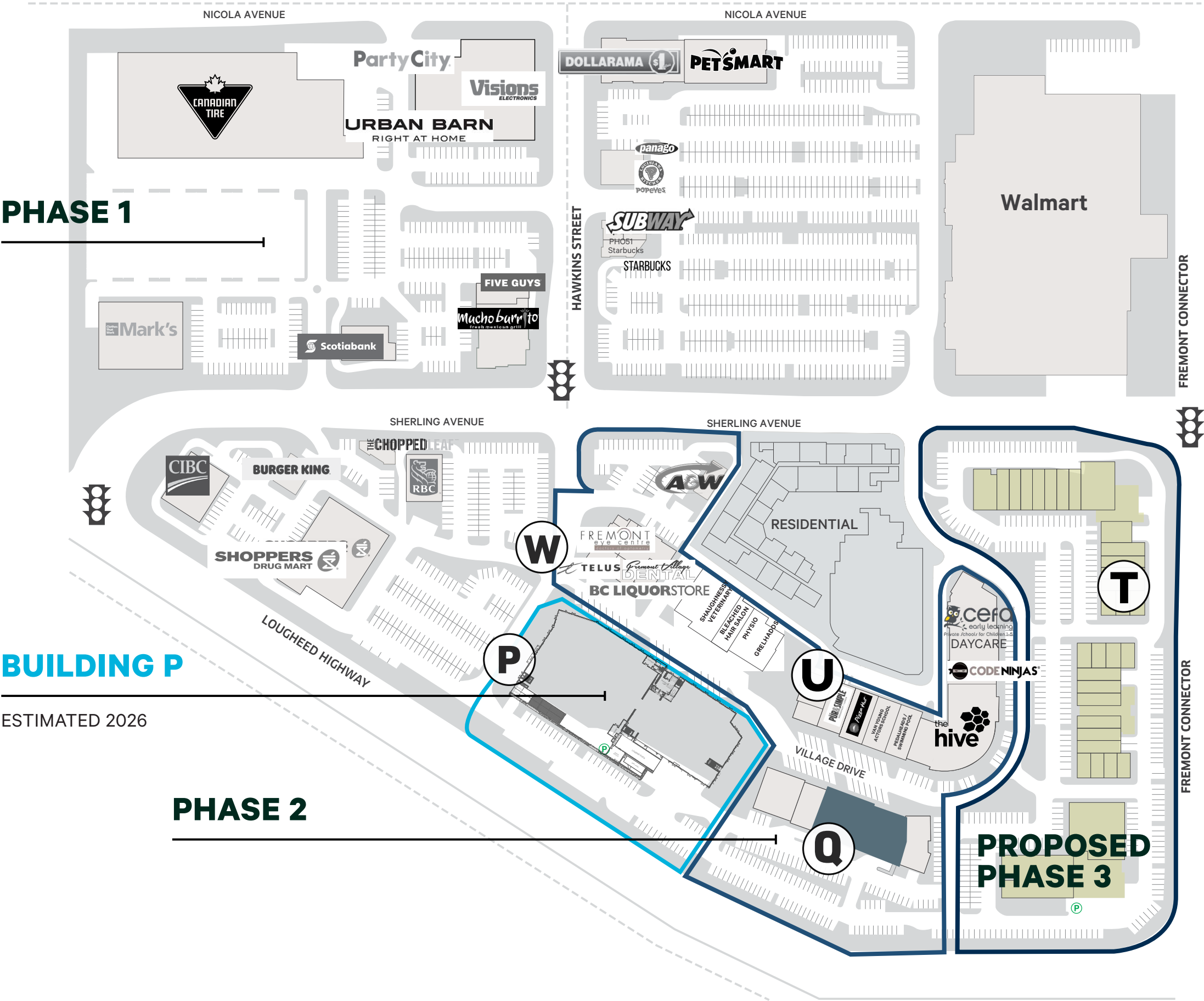
PROPOSED  
PHASE 3

HIGH  
VISIBILITY  
SIGNAGE



FREMONT VILLAGE TOTAL SITE PLAN

APPROX. 650,000 SF OF RETAIL



FREMONT VILLAGE  
SHOPPING CENTRE



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





## FREMONT VILLAGE SHOPPING CENTRE

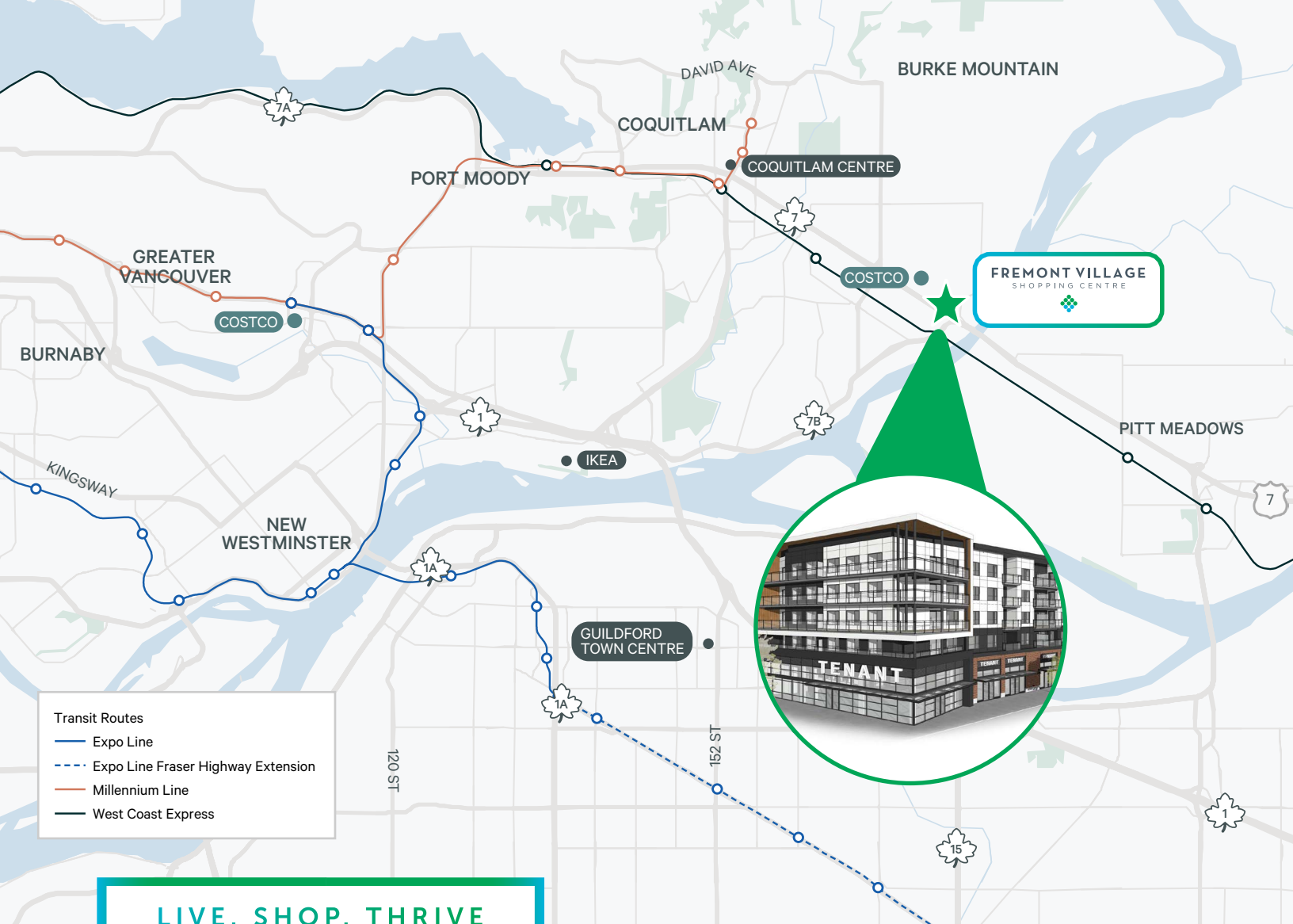


## AREA DEMOGRAPHICS

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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