

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

FREMONT VILLAGE
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.

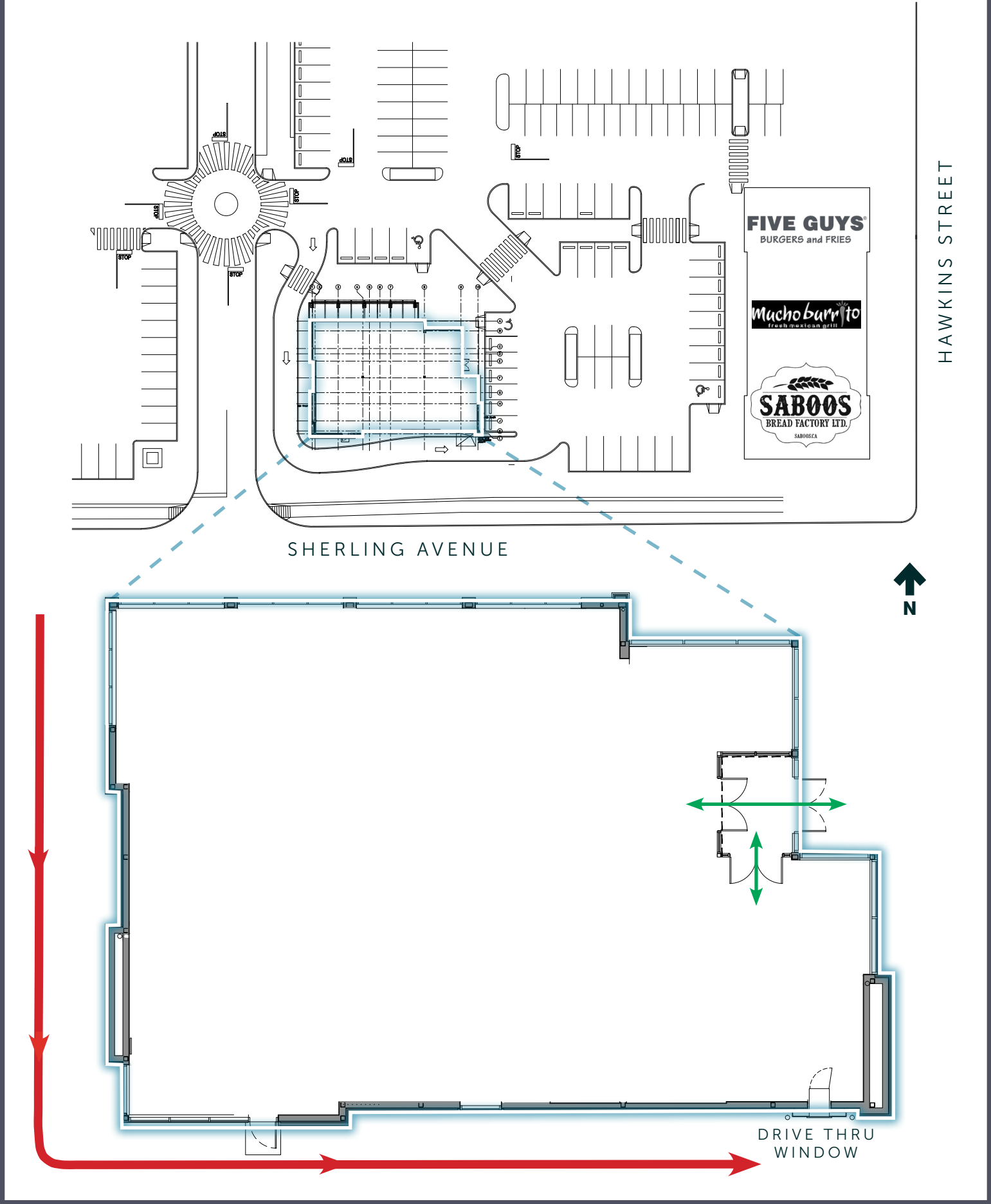
DETAILS

- 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



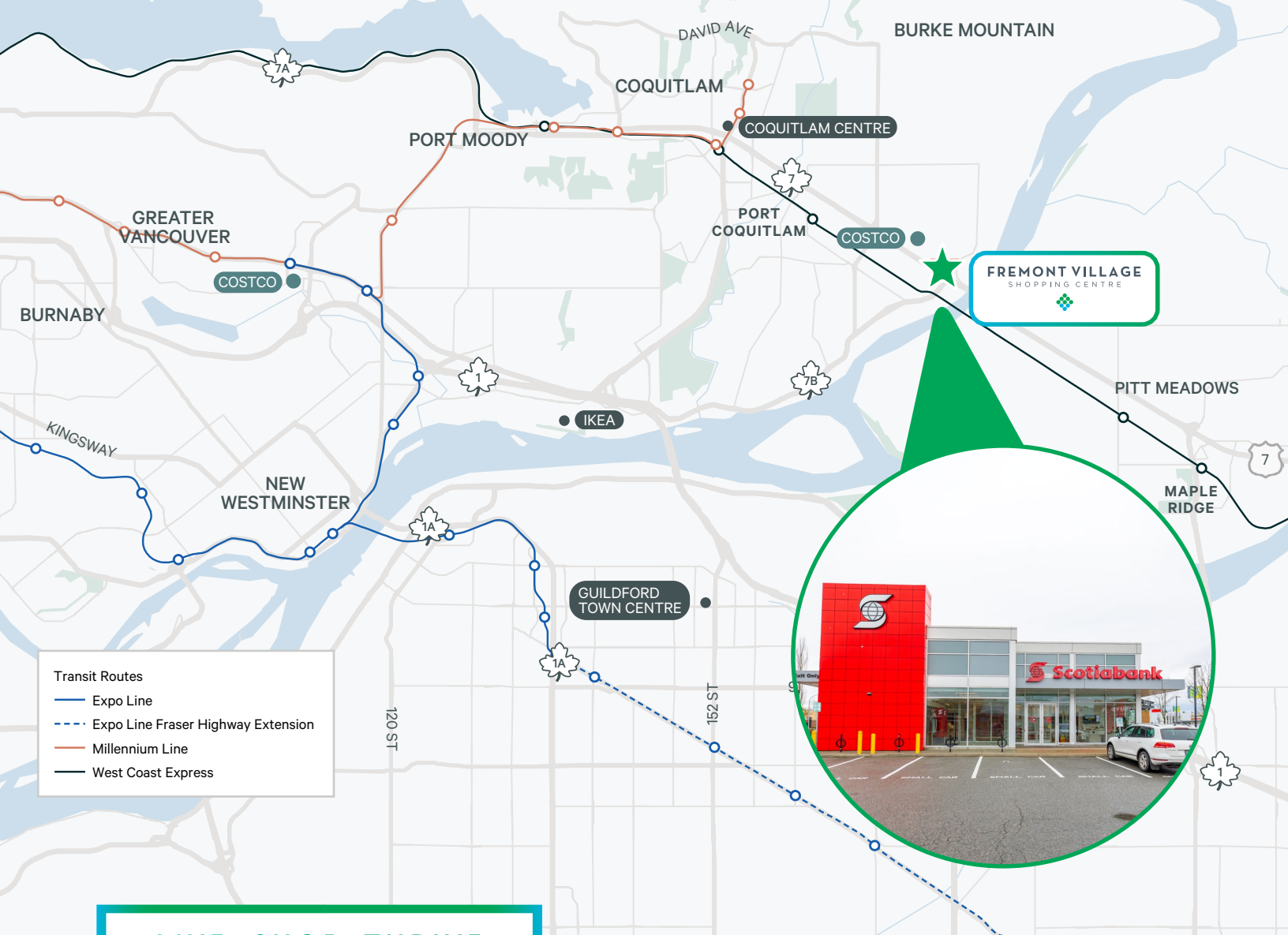




AREA DEMOGRAPHICS

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





LIVE. SHOP. THRIVE

DISCOVER THE HEART OF FREMONT VILLAGE

MAUREEN MOUNZER

Personal Real Estate Corporation

Vice President, CBRE Vancouver

Advisory & Transaction Services

604 727 4606 | maureen.mounzer@cbre.com

JEFF LOUGHEED

Vice President, CBRE Victoria

Advisory & Transaction Services

250 386 0001 | jeff.lougheed@cbre.com



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.

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. Content contained in this material has been generated in whole or in part by or with the assistance of generative artificial intelligence. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Envirionics Analytics, Microsoft Bing, Google Earth.

CBRE