

FREMONT VILLAGE

SHOPPING CENTRE



LIVE. SHOP. THRIVE

DISCOVER THE HEART OF FREMONT VILLAGE

POWER CENTRE ANCHORED RETAIL OPPORTUNITIES
NEXT PHASE NOW LAUNCHING!



845 VILLAGE DRIVE, PORT COQUITLAM
RETAIL SPACES AVAILABLE FROM 900-60,000 SF

THE OFFERING

Fremont Village is a vibrant Master-Planned mixed-use community anchored by major retailers such as Walmart and Canadian Tire. 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

ADDRESS
845 Village Drive, Port Coquitlam, BC

AVAILABLE
Estimated Q4 2028 Possession

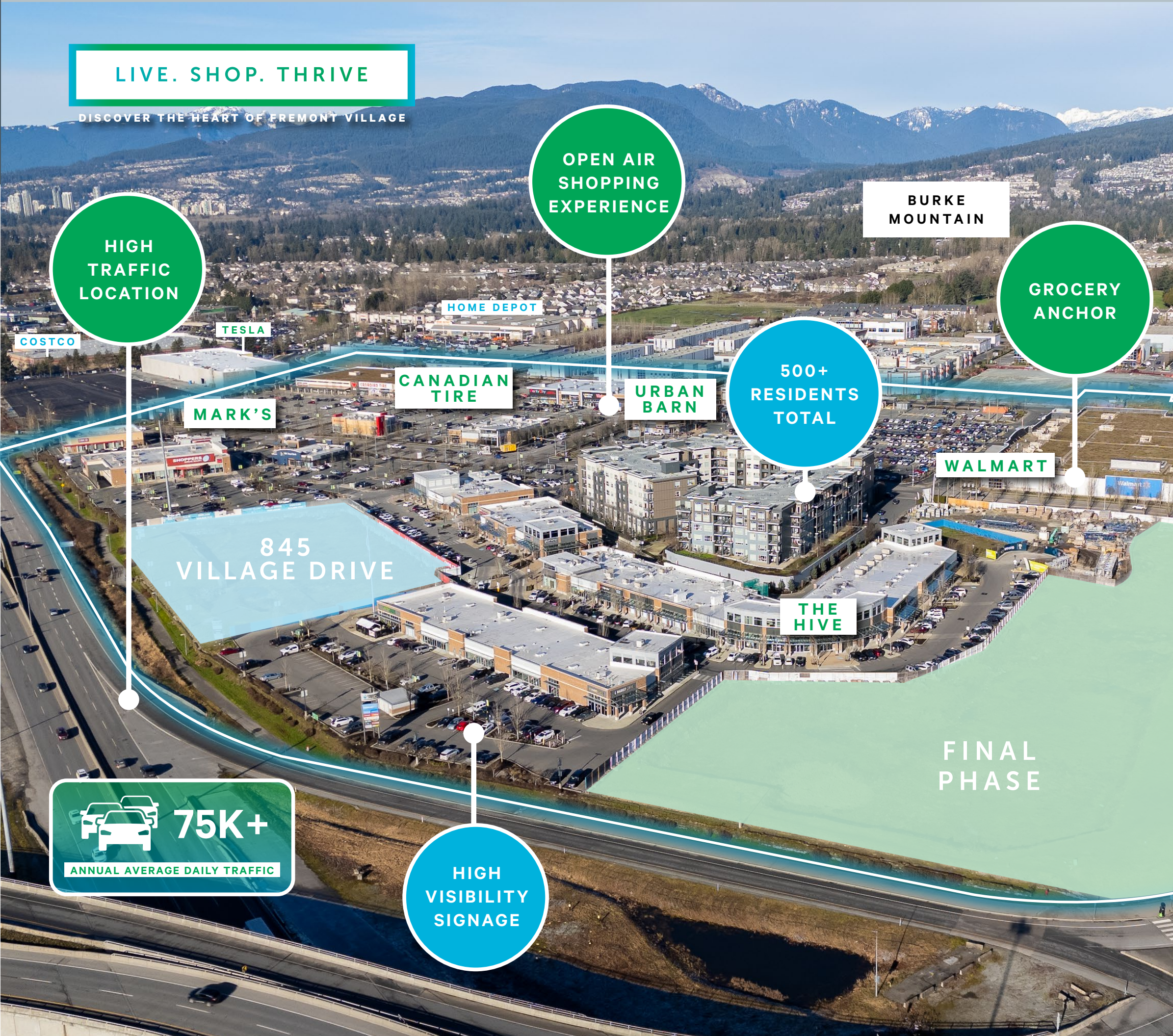
GROSS LEASABLE AREA
900 SF up to 60,000 SF

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 new underground commercial stalls
Overall parking ratio 3.3 stalls per 1,000 SF

ADDITIONAL RENT
Currently \$16 PSF (2026 Estimate)



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HIGH
TRAFFIC
LOCATION

OPEN AIR
SHOPPING
EXPERIENCE

BURKE
MOUNTAIN

GROCERY
ANCHOR

500+
RESIDENTS
TOTAL

MARK'S

CANADIAN
TIRE

URBAN
BARN

WALMART

THE
HIVE

845
VILLAGE DRIVE

FINAL
PHASE

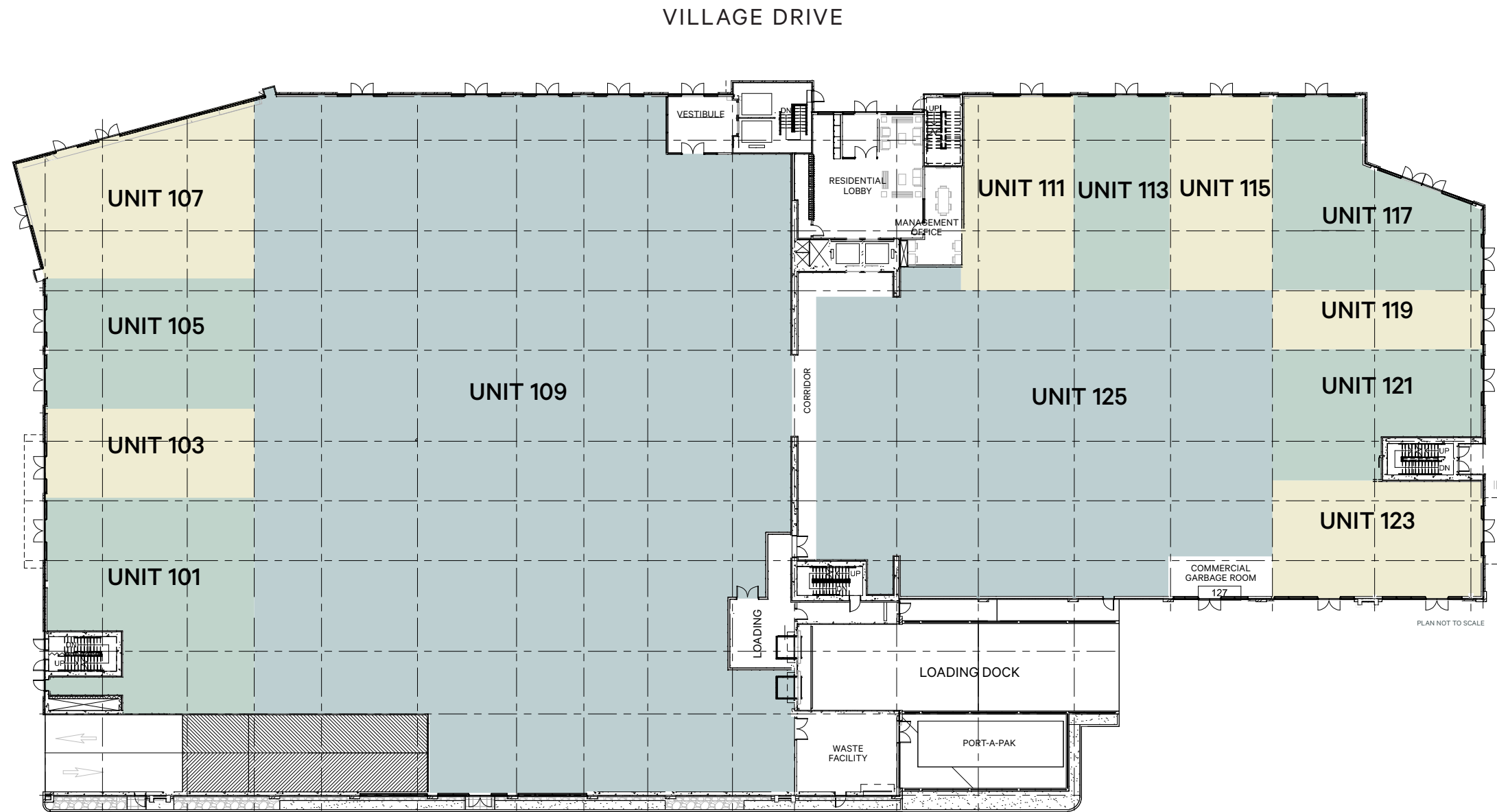
75K+

ANNUAL AVERAGE DAILY TRAFFIC

HIGH
VISIBILITY
SIGNAGE

845 VILLAGE DRIVE | PROPOSED PLAN

FREMONT VILLAGE
SHOPPING CENTRE



AVAILABLE UNITS

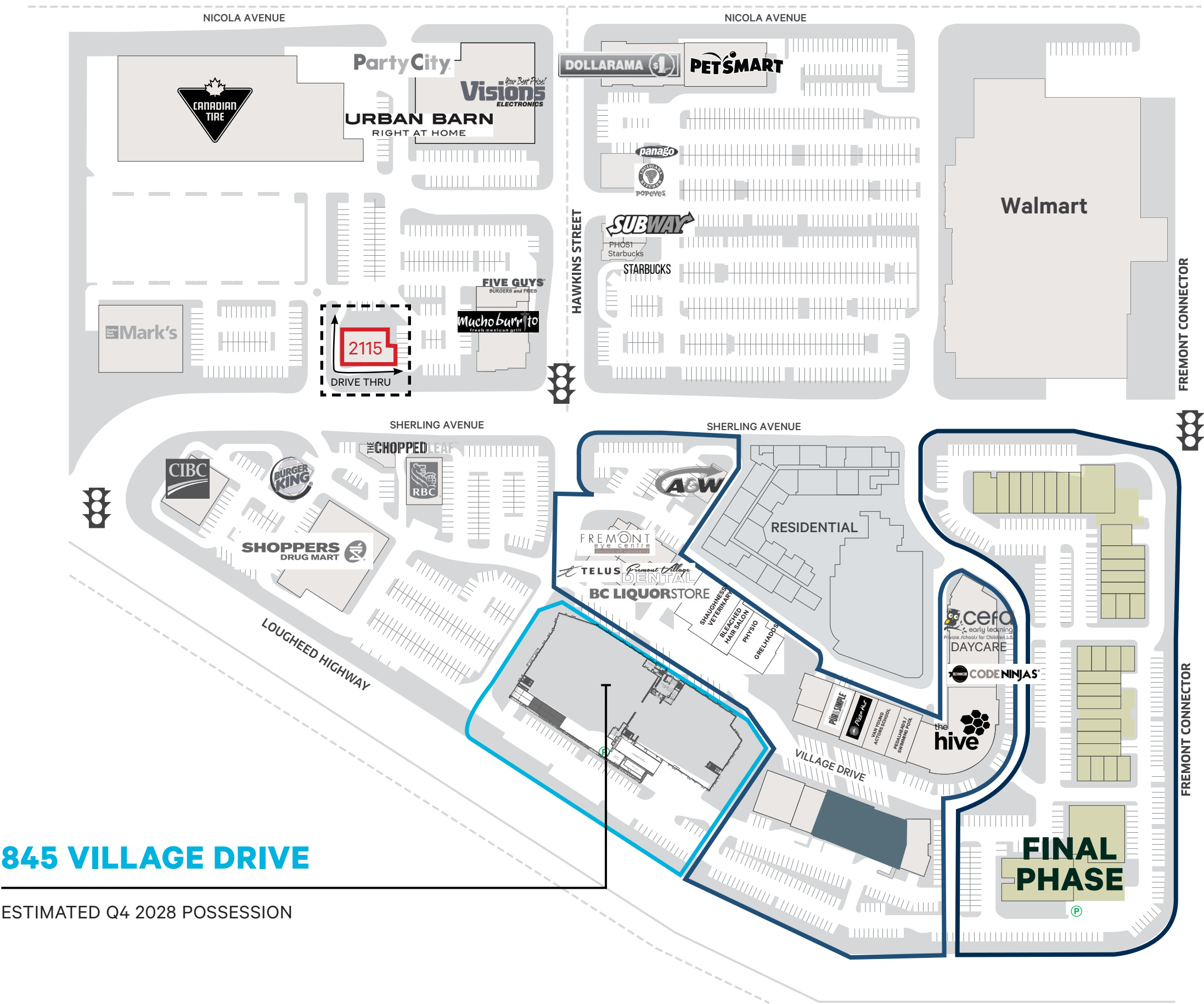
UNIT 101	3,383 SF
UNIT 103	1,549 SF
UNIT 105	2,291 SF
UNIT 107	2,906 SF
UNIT 109	29,530 SF
UNIT 111	1,901 SF
UNIT 113	1,625 SF
UNIT 115	1,707 SF
UNIT 117	2,623 SF
UNIT 119	1,044 SF
UNIT 121	1,961 SF
UNIT 123	2,048 SF
UNIT 125	11,607 SF



ANCHOR TENANTS

FREMONT VILLAGE TOTAL SITE PLAN

APPROX. 650,000 SF OF RETAIL



845 VILLAGE DRIVE

ESTIMATED Q4 2028 POSSESSION

FREMONT VILLAGE
SHOPPING CENTRE



AVAILABILITY

HAWKINS STREET

2125	Canadian Tire
120-2109	Party City
115-2109	Urban Barn
110-2109	Visions Electronics
130-2105	Five Guys
2115	Available - 4,778 SF + drive-thru
2129	Mark's

855 VILLAGE DRIVE

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

815 VILLAGE DRIVE

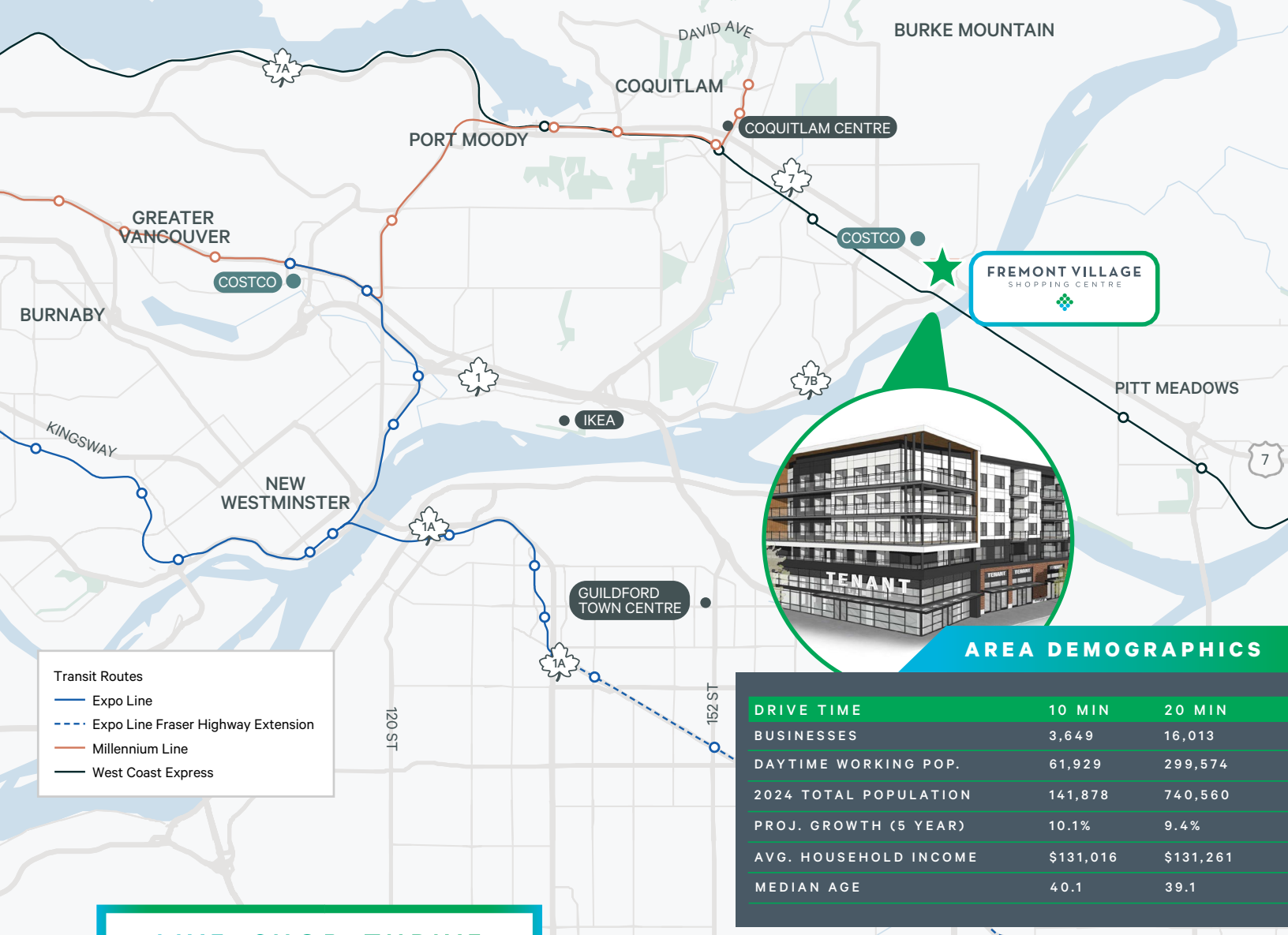
195	Korean BBQ
185	Poke Club
175	Pur & Simple
170	Pizza Hut
165	YVAS - Young Vancouver Acting School
160	Pedalheads Swim School
155-130	The Hive Climbing Centre
131	Code Ninjas
127-105	CEFA Early Learning

820 VILLAGE DRIVE

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

845 VILLAGE DRIVE

Estimated Q4 2028 possession



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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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