

# 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

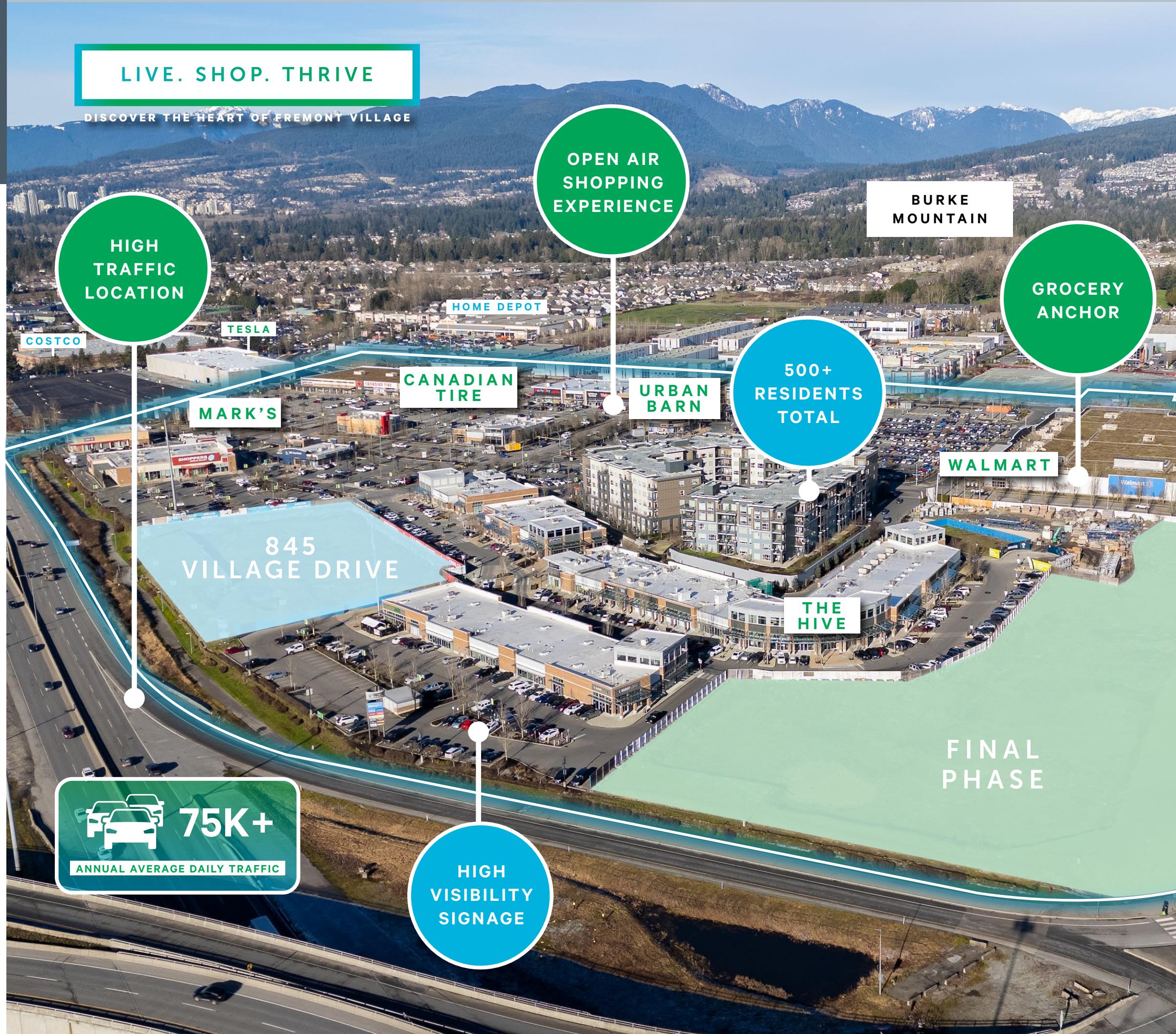
Approximately 200 Units

### UNDERGROUND PARKING

Approximately 137 new underground commercial stalls  
Overall parking ratio 3.3 stalls per 1,000 SF

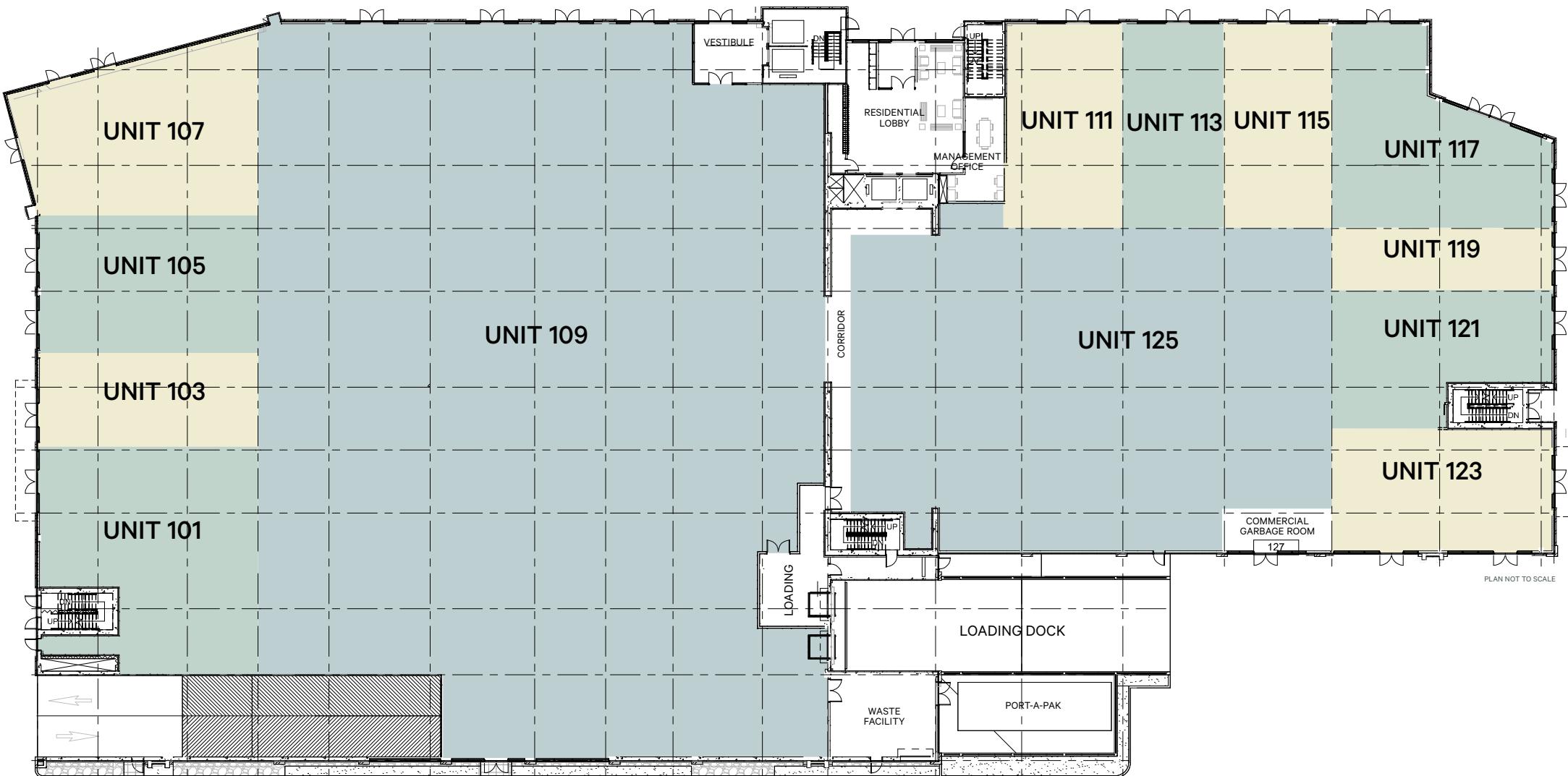
### ADDITIONAL RENT

Currently \$16 PSF (2026 Estimate)



# 845 VILLAGE DRIVE | PROPOSED PLAN

VILLAGE DRIVE



## ANCHOR TENANTS

FREMONT VILLAGE  
SHOPPING CENTRE

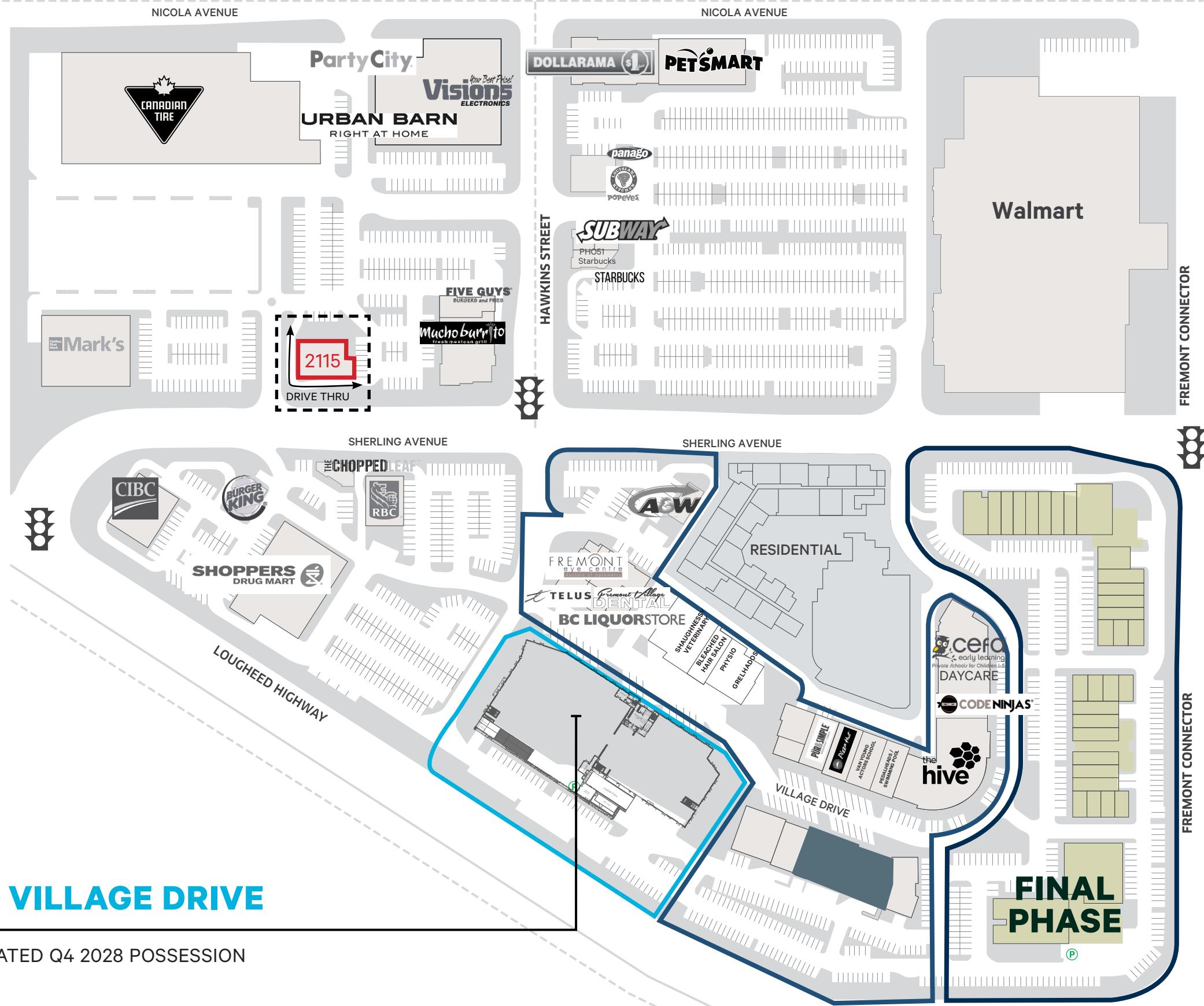


## AVAILABLE UNITS

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

# 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

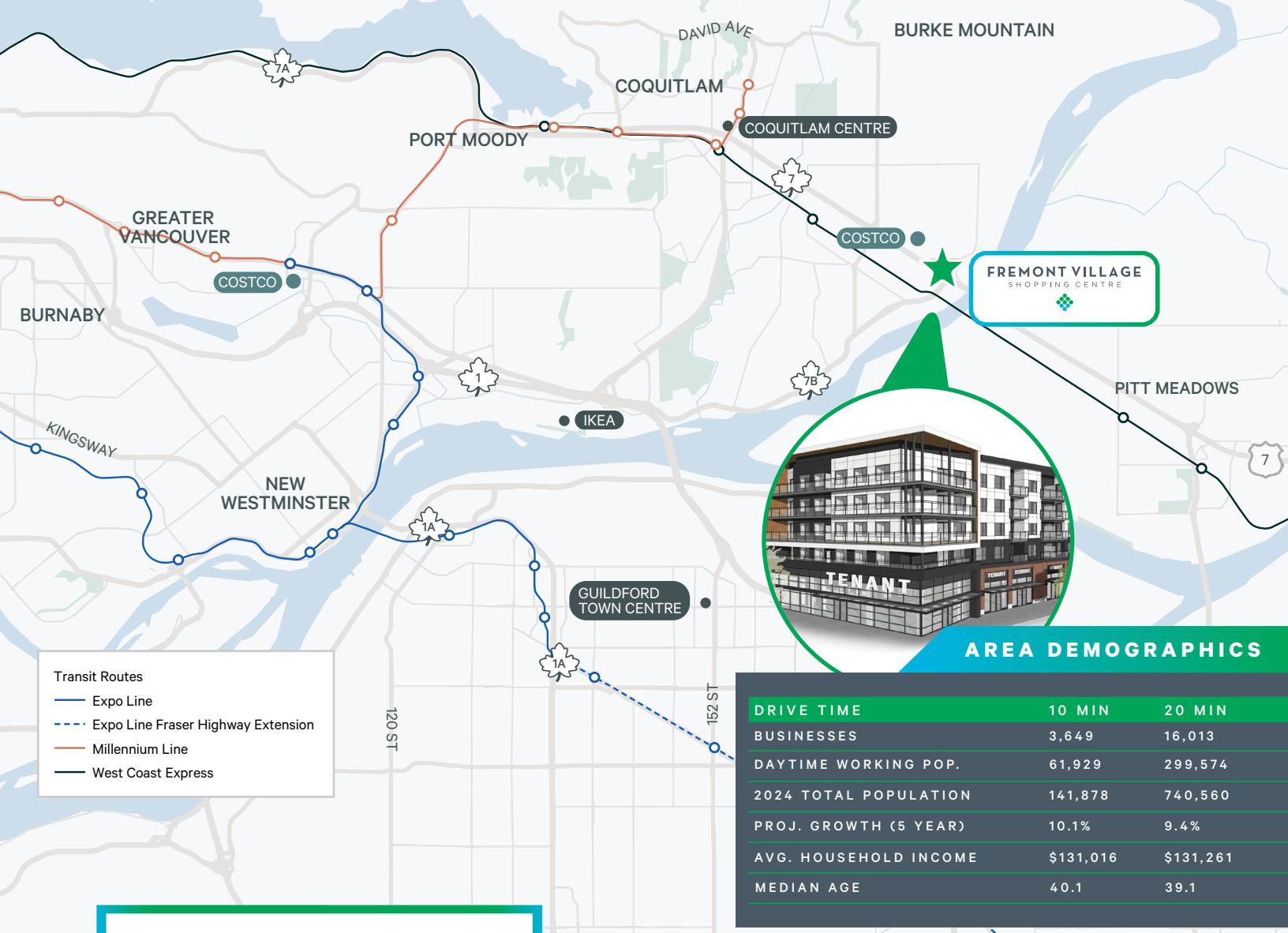
195	Korean BBQ
185	Poke Club
175	Pur & Simple
170	Pizza Hut
165	YVAS - Young Vancouver Acting School
160	Pedalheads Swim School
155-130	The Hive Climbing Centre
131	Code Ninjas
127-105	CEFA Early Learning

### 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



## 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.lougeed@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, EnviroNex Analytics, Microsoft Bing, Google Earth.