

# NOW LEASING

1090 LOUGHEED HIGHWAY  
COQUITLAM, BC



## LARGE FORMAT RETAIL OPPORTUNITY

Formerly occupied by a car dealership, the site will undergo a full renovation and will have the appearance of a new retail plaza. The property is one of the last sites along the Lougheed Highway Commercial Corridor large enough to accommodate large format retail.

FOR MORE INFORMATION PLEASE CONTACT:

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DEVELOPED BY



MARKETED BY



# 1090 LOUGHEED HWY, COQUITLAM, BC

## LOCATION

South Coquitlam is well positioned to service the entire Metro Vancouver and is within a 15 minute drive time of 571,933 people. The subject location is easily accessible from both Highway No. 1 and Lougheed Highway.



## NEIGHBOURING TENANTS

The Lougheed Highway Commercial Corridor has quickly become a major hub for big box and large format retailers and is a destination for consumers throughout the entire Metro Vancouver region. The area is anchored by Ikea, Bed Bath & Beyond, Real Canadian Superstore, Toy's R Us and Home Outfitters. Other neighbouring tenants include Home Depot, Winners, The Brick, Mark's Work Warehouse, Canadian Tire, HomeSense, United Furniture Warehouse and Cineplex Odeon's Silver City Coquitlam (20 theatre facility).

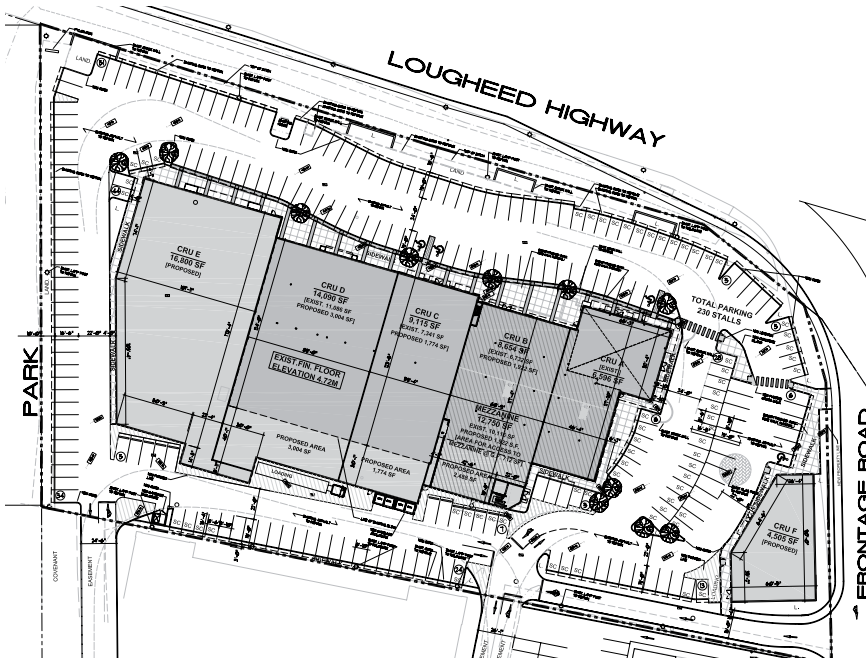
Retailers located in this area benefit from exposure to vehicle traffic along both Lougheed Highway and Highway No. 1, which are the two major east-west traffic arteries connecting Metro Vancouver's municipalities.

## ZONING

The site is currently zoned CS-1 Service Commercial. The intent of the CS-1 zoning is to provide for auto oriented commercial uses on large lots that require a location along a major transportation route for both easy access and visibility.

## LOT SIZE

171,626 square feet (3.94 acres)



## FRONTAGE/DIMENSIONS

Approximately 230 feet on Lougheed Hwy.

## ACCESS/EGRESS

The site currently has two access/egress points along Woolridge Street. A third access/egress point is a proposed slip road from Lougheed Highway.

## AVAILABLE UNITS

CRU A	6,596 sq. ft.
CRU B	8,654 sq. ft.
Mezzanine	12,750 sq. ft.
	21,404 sq. ft.
CRU C	9,115 sq. ft.
CRU D	14,090 sq. ft.
CRU E	16,800 sq. ft.
CRU F	4,505 sq. ft.

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Total Gross Area 72,510 sq. ft.

## TRAFFIC COUNTS

Lougheed Hwy:  
37,733 average vehicles per 24-hour period (2009)

Trans Canada Hwy:  
109,934 average vehicles per 24-hour period (2008)

## PARKING RATIO

3.4 / 1,000 sq. ft.

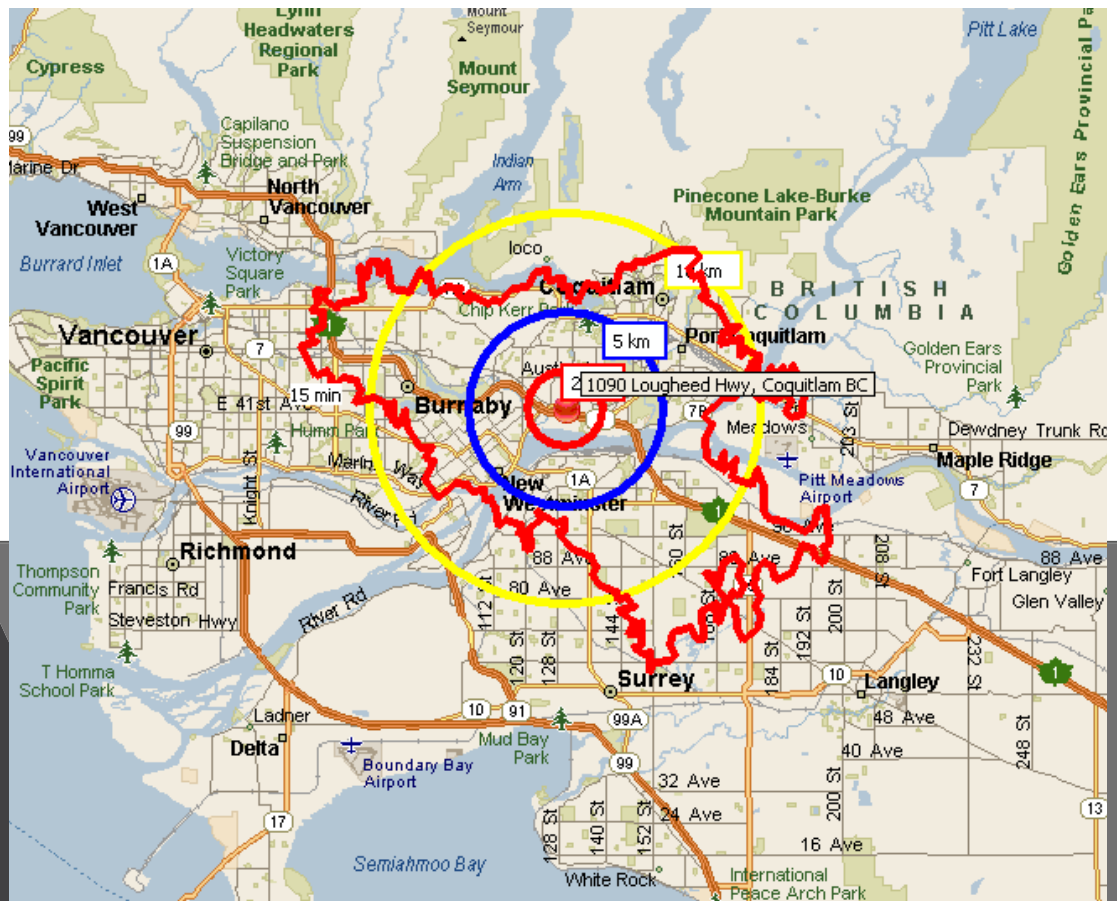
## ASKING RENT

Contact Listing Agent.

# FOR LEASE 1090 LOUGHEED HIGHWAY COQUITLAM, BC

## DEMOGRAPHICS

2010 ESTIMATES & PROJECTIONS	2KM	5KM	10 KM	15 MIN DRIVE
Population	21,168	151,867	625,996	571,933
Households	8,747	60,748	231,094	214,170
Average Household Income	\$73,279	\$77,738	\$79,829	\$79,283



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