

FORM

NOW LEASING

WESTWOOD MALL

3000 LOUGHEED HIGHWAY | COQUITLAM, BC

JOIN ANCHORS:



WINNERS



STEVE NASH
FITNESS WORLD
& SPORTS CLUB

The BRICK



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FORM REAL ESTATE ADVISORS INC.

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3000 LOUGHEED HIGHWAY
COQUITLAM, BC

THE OPPORTUNITY

With exceptional exposure along Lougheed Highway and in close proximity to Coquitlam Centre, Westwood Mall offers prospective tenants the opportunity to lease premises within a well-established retail node of Metro Vancouver.

HIGHLIGHTS

- The area has evolved into a major big box and large format retail hub, drawing destination shoppers from across the tri-city region.
- 279,608 people are within a 15 minute drive.
- Fixtured hair salon (unit 105) available for lease immediately
- Development projects within the immediate vicinity will boost residential density.

CO-TENANCY

Retailers will benefit from the exceptional drawing power of Real Canadian Superstore and strong area co-tenants like Winners, The Brick and Steve Nash Fitness World.

COQUITLAM

With the recent completion of the Evergreen Line and brand new high rises in the area, Westwood Mall boasts an expected population growth of 17.5% by the year 2022. Coquitlam is the Sixth largest city in the province with a population of 138,151.

SALIENT DETAILS

CIVIC ADDRESS	3000 Lougheed Highway
TOTAL LEASABLE AREA	282,292 SF
AVAILABILITY	Unit 105 - 667 SF Unit 168 - 917 SF
PARKING	1,150 stalls
TRAFFIC COUNTS	Lougheed Highway : 50,815 VPD
ADDITIONAL RENT	\$11.76 PSF
ASKING RATES	Contact listing agent

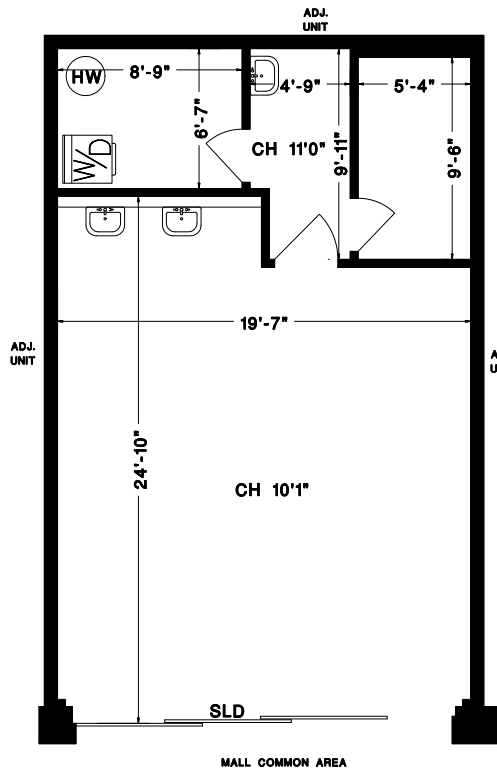


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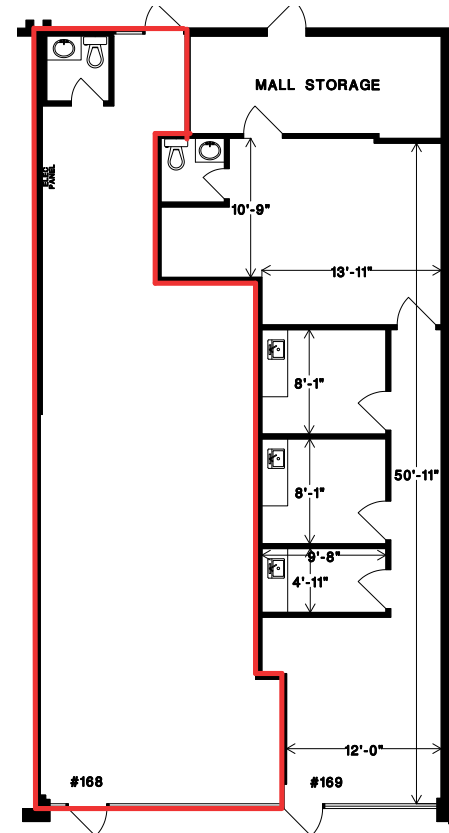
3000 LOUGHEED HIGHWAY
COQUITLAM, BC

FLOOR PLANS

UNIT 105 - 667 SF



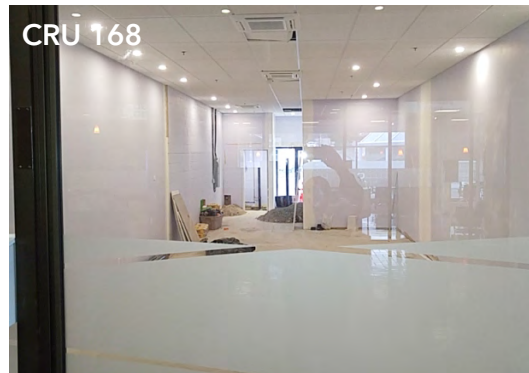
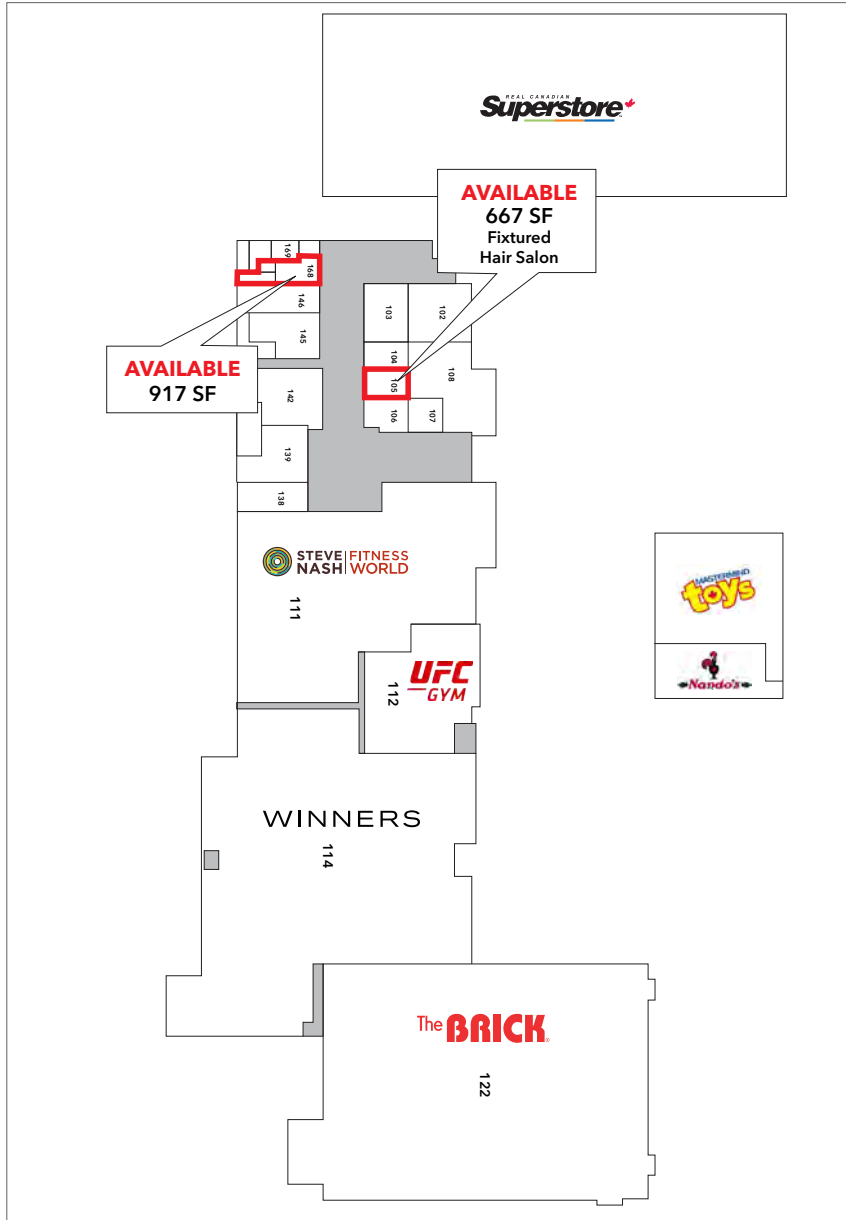
UNIT 168 - 917 SF



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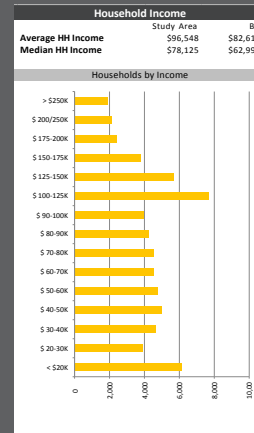
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COQUITLAM, BC

MAIN FLOOR



NOW LEASING

WESTWOOD MALL
3000 LOUGHEED HIGHWAY
COQUITLAM, BC



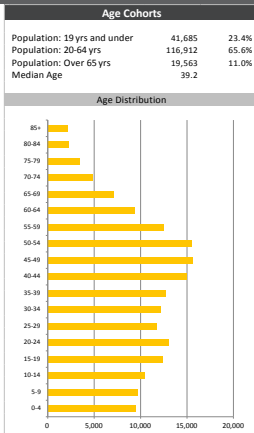
Population & Household Summary		Age Cohorts	
Total Population	178,160	Population: 19 yrs and under	41,685 23.4%
Population Growth 2008-2013	10.7%	Population: 20-64 yrs	116,912 65.6%
Population Growth 2013-2018	11.6%	Population: Over 65 yrs	19,563 11.0%
		Median Age	39.2

Population Projections	
2008 Population	160,888
2013 Population	178,160
2018 Population	199,355
2023 Population	223,107

Total Households	
Household Growth 2008-2013	13.0%
Household Growth 2013-2018	13.4%
% of Households with Children	51.7%
% of Households - Married w/ Kids	40.9%
% of Households - Single Parent	10.7%

Total Number of Children at Home	
2008	56,773

Marital Status - Population 15 Years+	
Single (never married)	41,476 27.9%
Married/Common-Law	89,445 60.1%
Widowed	5,841 3.9%
Divorced	8,143 5.5%
Separated (legally married)	3,856 2.6%



Workplace		
2013 Transportation to Work		
Car as driver	67,503	75.4%
Car as passenger	6,832	7.6%
Public transit	10,934	12.2%
Walked	2,735	3.1%
Bicycle	656	0.7%
Other Method	874	1.0%

Daytime Population		
Total Daytime Population	134,009	
Daytime Pop. at Work	46,955	35.0%
Daytime Pop. at Home	87,054	65.0%

Occupations		
All occupations	101,962	98.2%
Management	13,387	12.9%
Business, Finance & Admin	21,135	20.4%
Sciences	7,563	7.3%
Health occupations	5,216	5.0%
Education, Gov't and Religio	8,035	7.7%
Art, Culture & Sport	3,164	3.0%
Sales And Service	25,020	24.1%
Trades	14,231	13.7%
Primary Industry	1,003	1.0%
Manufacturing	3,209	3.1%

Education		
No certificate or diploma	23,322	14.4%
High school or equiv	40,892	27.6%
Apprenticeship or trade cert.	13,825	9.3%
College, CEGEP or other	24,974	16.9%
University below bachelor	9,260	6.3%
University degree	37,635	25.4%

Visible Minorities		
Population by Visible Minority		
Chinese	22,721	14.2%
S. Asian (Inc. East Indian)	5,994	3.7%
Black	1,320	0.8%
Filipino	3,985	2.5%
Latin American	2,010	1.3%
Southeast Asian	1,394	0.9%
Arab	690	0.4%
West Asian	5,479	3.4%
Korean	8,184	5.1%
Japanese	1,736	1.1%
Visible minority, n.i.e.	190	0.1%
Multiple vis. minorities	1,776	1.1%

Home Ownership		
2013 Private Dwellings by Tenure		
Owned	50,834	78.4%
Rented	13,997	21.6%

2013 Private Dwellings by Structure		
Houses	38,286	59.1%
Apartments	18,219	28.1%
Detached duplex	8,108	12.5%
Movable dwelling	188	0.3%

2013 Households by Size of Households		
1	13,456	20.8%
2	19,126	29.5%
3	12,435	19.2%
4-5	17,680	27.3%
6+	2,134	3.3%

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