



# FOR LEASE

**BRAND NEW RETAIL SPACE**  
1030 Ridgeway Avenue,  
Coquitlam



## CONTACT US

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**Beedie/**

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## Retail Spaces @west

AUSTIN HEIGHTS / COQUITLAM

### OPPORTUNITY

Brand new retail space at West. West is a 25 storey, 194 unit, mixed-use condo development, located at the prominent corner of Nelson Street and Austin Avenue in Coquitlam.

Built atop a brand new, 56,000 square foot, Beedie-built Safeway, retailers in the project will benefit greatly from the traffic this new urban village will generate.

### DETAILS

**NET RENT** ~~\$55.00 per sqft~~ **REDUCED \$50.00 per sqft**

**AVAILABLE SPACE\***  
1030 Ridgeway Ave. - 1,243 sqft  
~~1029 Austin Ave. - 2,937 sqft~~ **LEASED**

**ADDITIONAL RENT\***  
\$16.90 per sqft

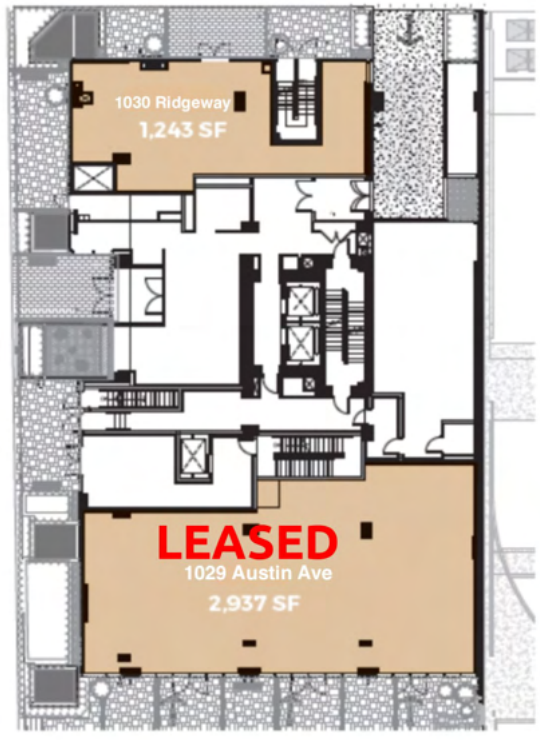
\*Approximate and subject to confirmation.  
\*\* Tenant is responsible for verifying permissible uses as per the zoning.



### MAIN FLOOR RETAIL

Ridgeway Avenue

Nelson Street



Austin Avenue

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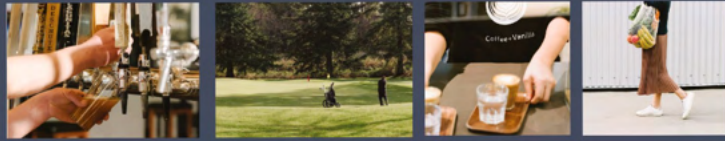
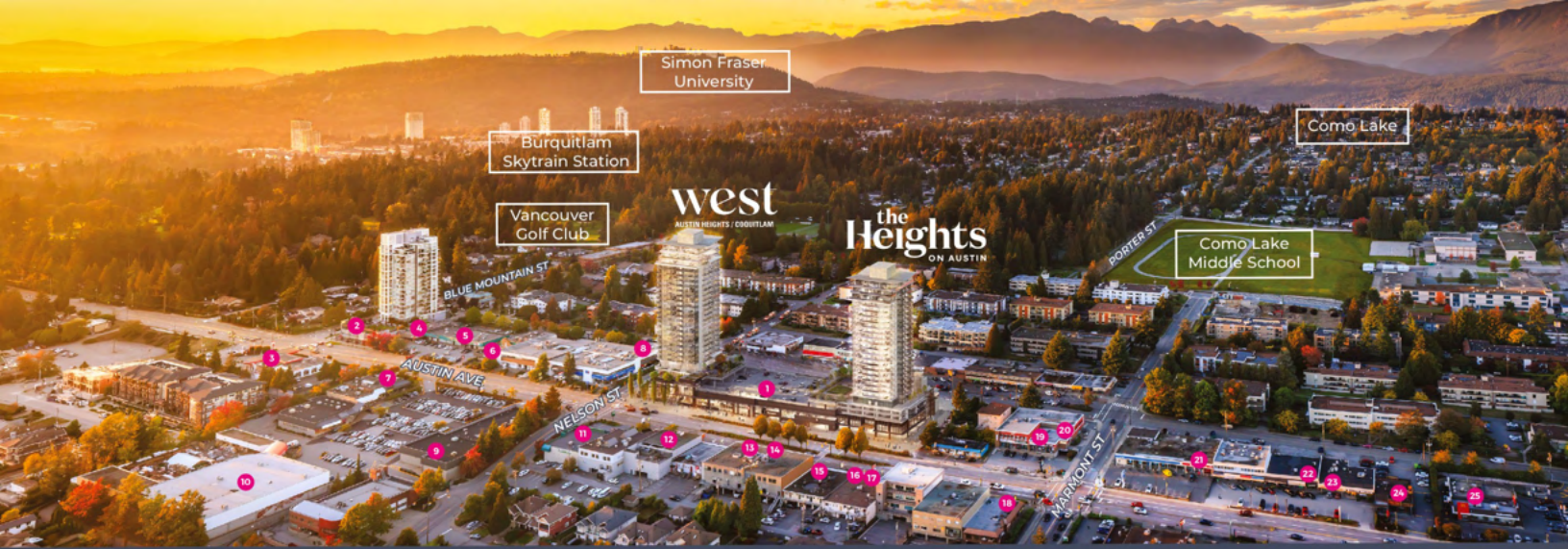


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**AREA RETAILERS**

- |                 |                   |                    |                                  |                    |
|-----------------|-------------------|--------------------|----------------------------------|--------------------|
| 1 Safeway       | 6 Pizza Hut       | 11 TD Bank         | 16 Donair Town                   | 21 Pharmasave      |
| 2 Tim Hortons   | 7 John B Pub      | 12 CIBC Bank       | 17 Coffee + Vanilla              | 22 H&R Block       |
| 3 Petro Canada  | 8 The Golden Boot | 13 Jimoco Cafe     | 18 Subway                        | 23 Fish House      |
| 4 Kunjip Korean | 9 Cyclone Sports  | 14 Ta Bom Korean   | 19 Blue Mountain Animal Hospital | 24 Me n Ed's Pizza |
| 5 Yoko Sushi    | 10 Rona           | 15 Orange Wireless | 20 Telus                         | 25 McDonald's      |

**ABOUT THE NEIGHBOURHOOD**

Austin Heights is a quaint yet bustling neighbourhood located in the heart of Coquitlam, BC. The commercial hub, which stretches just three blocks along Austin Avenue, from Blue Mountain Street to Gatensbury Street, has over 250 local businesses which provide a rich retail service and restaurant offering for the surrounding residential neighbourhood. The addition of the 56,000 sf Beedie-built Safeway flagship has reshaped the neighbourhood into a vibrant urban village.

Just outside the commercial hub lies the great outdoors - all within a 10 minute commute include a world-class golf course, the trails and dog parks at Blue Mountain Park, and even a lake.

**NEIGHBOURHOOD HIGHLIGHTS**

-  Central location providing a 30 minute commute to anywhere in Metro Vancouver
-  Over 250 local businesses in the immediate area
-  Surrounded by a vibrant amenity base
-  Within 10 minutes from Vancouver Golf Club & Simon Fraser University



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