

FOR LEASE

3000 LOUGHEED HIGHWAY, COQUITLAM, BC

GROCERY-ANCHORED LARGE
FORMAT & CRU OPPORTUNITY
IN COQUITLAM CENTRE AREA

Join: **Superstore** The **BRICK** WINNERS

Subject Site

Westwood Mall
Real Canadian Superstore
Winners
The Brick

Proposed Mixed-Use
Development by Marcon

Proposed Mixed-Use
Redevelopment by
BentallGreenOak

Coquitlam Centre Proposed
Mixed-Use Redevelopment
by Morguard

**Choice
Properties** REIT

Lincoln Station

Pinetree Village
Save-On-Foods
Old Navy
Chapters
Vancity
Starbucks
A&W

Sunwood Square
JYSK
Shoppers Drug Mart
Boston Pizza
Tim Hortons

WEST COAST EXPRESS

MARINE WAY

JOHNSON STREET

BARNET HIGHWAY

MILLENNIUM LINE SKYTRAIN

PINE TREE WAY

LOUGHEED HIGHWAY (50,815 VPD)

WESTWOOD STREET

FOR LEASE

WESTWOOD MALL, COQUITLAM, BC

SALIENT DETAILS

Civic Address:	3000 Lougheed Highway, Coquitlam, BC
Total Leaseable Area:	282,292 SF
Availability:	Unit 108 - 2,877 SF Unit 11 & 112 - 28,125 SF
Parking:	1,014 stalls (3.51 stalls per 1,000 SF)
Traffic Counts:	Lougheed Highway - 50,815 VPD
Additional Rent:	\$8.75 PSF - \$13.50 PSF
Asking Rates:	Contact Listing Agent

HIGHLIGHTS

The area has evolved into a major big box and large format retail hub, drawing destination shoppers from across the tri-city region

323,258 people are within a 15 minute drive

Massive redevelopment planned for Coquitlam City Centre area

Proposed development projects, including 36+ mixed-use residential towers, will boost residential density in the immediate vicinity



MARKET OVERVIEW

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.

CO-TENANCY

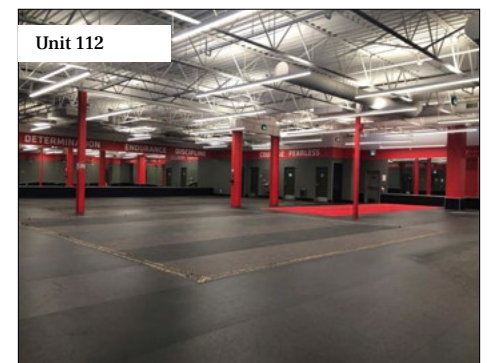
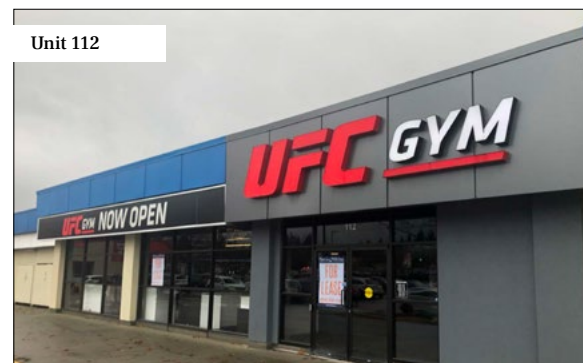
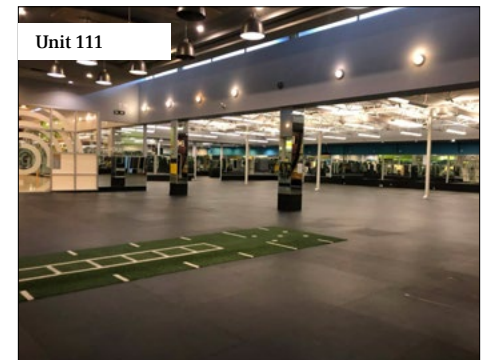
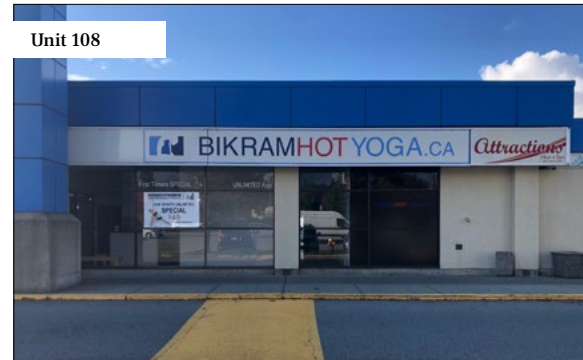
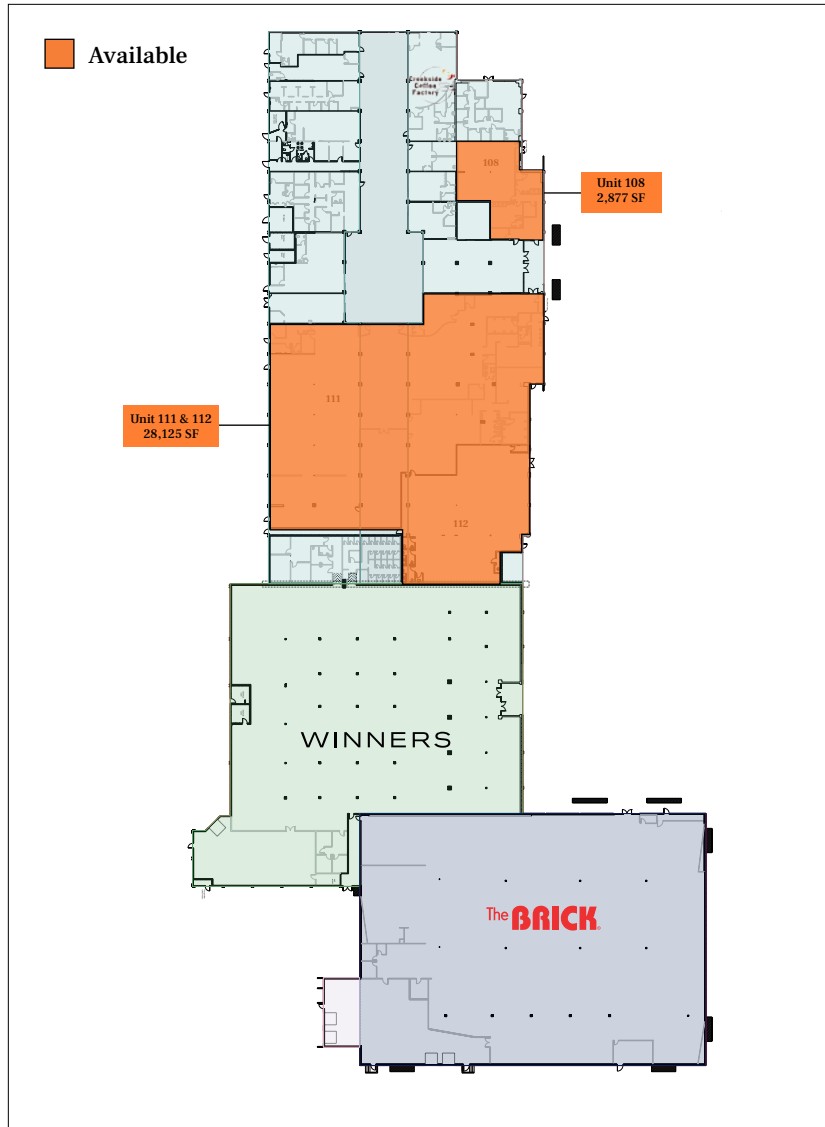
Retailers will benefit from the exceptional drawing power of Real Canadian Superstore and strong area co-tenants like Winners and The Brick.

COQUITLAM

With the recent completion of the Evergreen Line and brand new high rises in the area, Coquitlam boasts an expected population growth of 12.2% by the year 2024, and is the sixth largest city in the province with a population of 150,891.

FOR LEASE

WESTWOOD MALL, COQUITLAM, BC



FOR LEASE

WESTWOOD MALL, COQUITLAM, BC

UNIT 111 & 112



FOR LEASE

WESTWOOD MALL, COQUITLAM, BC



Chrysler Site
Proposed Development
by MARCON
9 market towers, 3 rental towers, 1 office tower
266,000 SF of commercial space
125,000 SF of office space
900 rental units and 2,800 market units

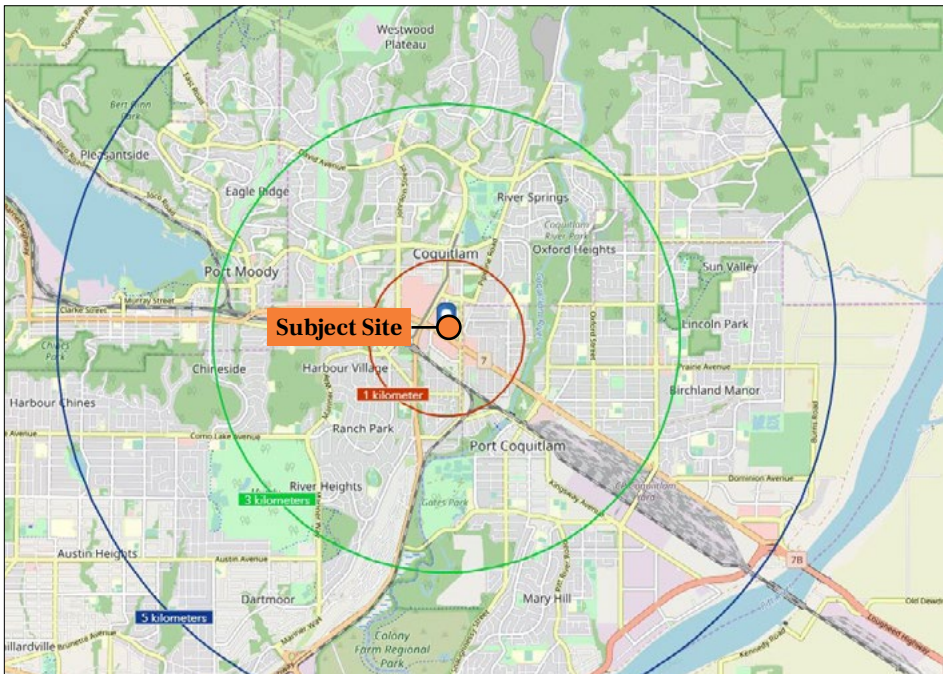
Coquitlam Centre
Proposed Redevelopment
by Morguard
11 mixed-use towers in Phase 1

Sunwood Square
Proposed Redevelopment
by RentalGreenOak
4-phased mixed use development
13 mixed use towers

- | | | | | | |
|------------------------------|------------------------|------------------------|-------------------|------------------|----------------|
| 1. Subject Site | 6. G&F Financial Group | 11. Mr. Mikes | 16. A&W | 21. RBC | 26. T&T |
| 2. Coquitlam Central Station | 7. BC Liquor Stores | 12. Rona | 17. Jysk | 22. London Drugs | 27. Dollarama |
| 3. Lincoln Station | 8. Shell | 13. Vancity | 18. Safeway | 23. Golf Town | 28. H&M |
| 4. Winners | 9. White Spot | 14. Shoppers Drug Mart | 19. Save on Foods | 24. The Bay | 29. SportChek |
| 5. The Brick | 10. Boston Pizza | 15. Chapters | 20. KFC | 25. Sears | 30. Gap Outlet |

FOR LEASE

WESTWOOD MALL, COQUITLAM, BC



2020 Demographics	1 KM	3 KM	5 KM	Coquitlam
Population	13,837	108,247	203,620	202,663
Households	5,428	39,950	69,403	70,402
Average Household Income	\$83,631	\$100,382	\$117,383	\$109,942
Population Growth (2019-2024)	12.9%	8.4%	9.1%	9.5%

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