

FOR SUBLEASE

1085 WOOLRIDGE STREET
COQUITLAM, BC

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



37,768 SF RETAIL OPPORTUNITY

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PROUDLY CELEBRATING
50
YEARS IN BUSINESS

FOR SUBLEASE | 37,768 SF RETAIL OPPORTUNITY

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COQUITLAM, BC

Opportunity

The subject property is bordered by the Trans Canada Highway, King Edward Street, Woolridge Street, and Lougheed Highway and has exposure to over 185,000 vehicles per day. The site is well-positioned to service the entire Metro Vancouver market in an area anchored by national big box retailers including IKEA, Canadian Tire, Superstore, JYSK, and Bed Bath & Beyond.

Location

Conveniently located in South Coquitlam in the heart of the Lougheed Highway/United Boulevard commercial corridor and centrally located to service all of Metro Vancouver and over 490,000 people residing within a 15-minute drive. Close proximity to Beedie's 90 acre Masterplan Community (The Village at Fraser Mills) that will add 4,700 homes and increase the commercial activity in the immediate area.

Zoning

CS-1 Service Commercial – allows most types of service commercial and related uses requiring large lots, location along major transportation routes, and large areas for storage and handling of materials, goods and equipment.

Highlights

- ▶ Frontage totalling approximately 173 feet along Woolridge Street, facing the Trans-Canada Highway
- ▶ Primary east-west transportation corridor for Metro Vancouver
- ▶ Dedicated right turning lane on Lougheed Highway and King Edward Street. Two points of access along Woolridge Street
- ▶ Building signage on south, east, and west elevations
- ▶ Column grids – 32' x 26'

Demographics	1 km	3 km	5 km	10 min drive
Population	5,091	55,728	184,239	156,159
Median Age	40.4	41.7	40.4	40.4
Families with Children at Home	44.0%	47.5%	46.3%	48.2%
Total households	2,124	21,567	73,068	60,101
Persons per Household	2.43	2.55	2.48	2.58
Average Household Income	\$89,479	\$102,249	\$97,660	\$101,045

Source: Environics Analytics 2019

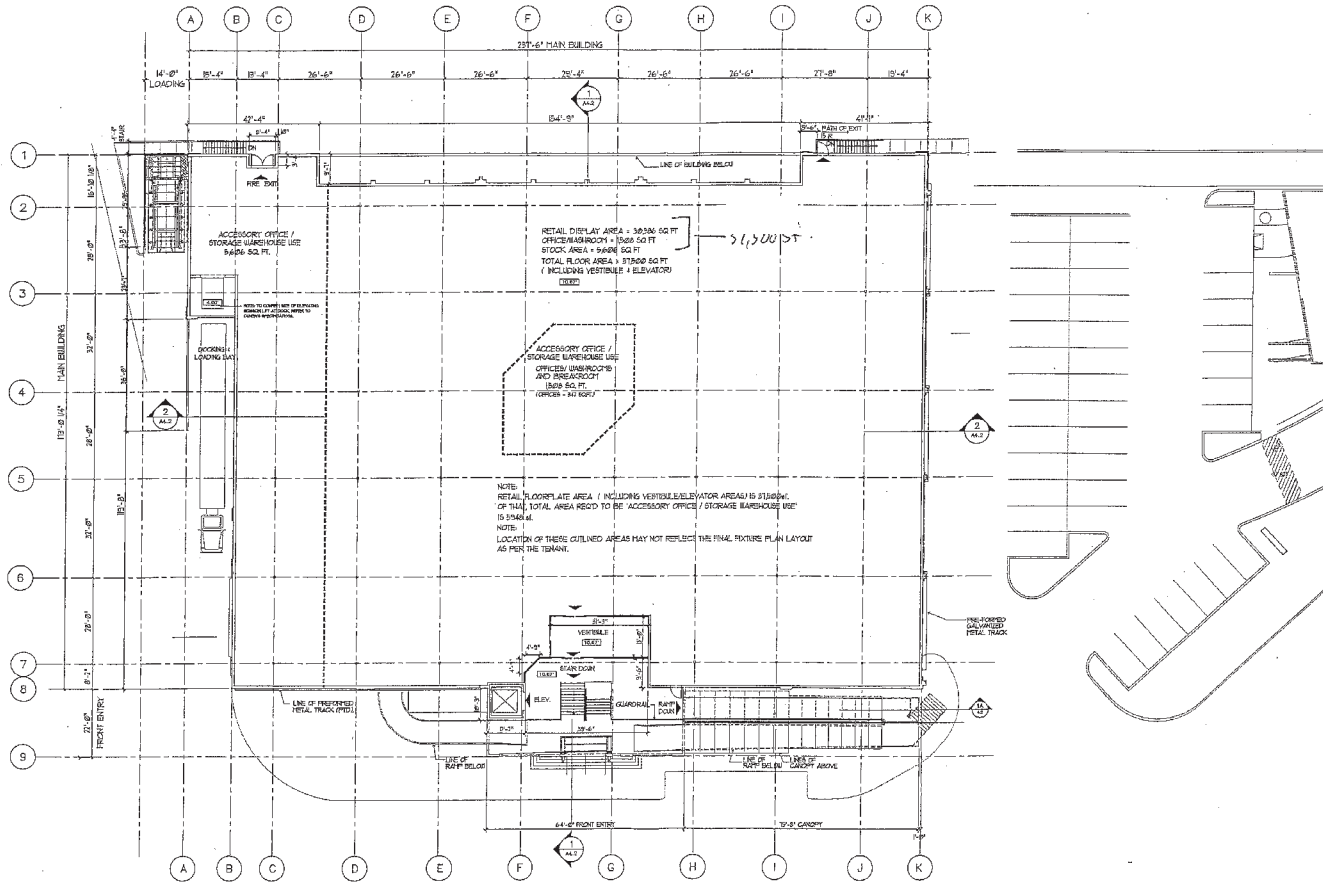


East elevation



West elevation

Site Plan



PROPERTY DETAILS

Civic Address

1085 Woolridge Street, Coquitlam, BC

Building Size

37,768 SF including 5,948 SF warehouse

Lot Size

77,580 SF

Availability

Immediately

Sublease Term Expiry

April 30, 2024 (longer/shorter lease terms negotiable)

Lease Rate

Contact listing agent

CAM & Taxes (2020 Estimate)

\$6.99 PSF

Parking Stalls

- ▶ 138 covered parking stalls
- ▶ 2 exterior stalls
- ▶ 140 stalls total

Loading

- ▶ Dedicated loading dock
- ▶ 53 foot truck and trailer capacity



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