

FOR SALE

218 Blue Mountain St.
Coquitlam, BC

High Exposure
Corner Location

From 1,245 sf to 6,617 sf
Ground Floor Retail

From 1,000 sf to 7,500 sf
Second Floor Office



HORIZON
TWENTY-ONE





HORIZON TWENTY-ONE

OPPORTUNITY

Cushman & Wakefield ULC is pleased to offer to the market place the opportunity to purchase brand new 'Class A' retail strata at Horizon 21 located in Coquitlam.

Horizon 21 offers a rare opportunity for investors and occupiers to own commercial real estate in Coquitlam's rapidly densifying and most vibrant Mallardville neighbourhood. The offering is located within 10 minutes walking distance to the Braid SkyTrain Station and the bus loop.

LOCATION

Centrally located adjacent to two major thoroughfares Lougheed Highway and Trans-Canada Highway, Horizon 21 offers easy access to all destinations in the Lower Mainland. The Neighborhood has a captive residential demographic surrounded by existing homes with significant new projects under construction.

PROPERTY FEATURES

- Prominent location and visibility on Lougheed Highway close to urban amenities
- Boutique mixed use project
- Each retail strata lot includes fascia signage & rear loading
- Dedicated Commercial Parking Stalls
- Easy access to Lower Mainland destinations.
- Only a minute away from two major Highways: Lougheed and Trans-Canada Highways
- Short walk to Braid SkyTrain Station & Bus loop

ESTIMATED COMPLETION

Q4 2023

PRICING

Please contact the Listing Brokers



The eastern facing Unit 186 is not in view on this building profile.

GROUND FLOOR RETAIL SPACES	UNIT 181	UNIT 182	UNIT 185	UNIT 186	TOTAL
	1,245 sq. ft.	1,490 sq. ft.	2,046 sq. ft.	1,836 sq. ft.	6,617 sq. ft.
SECOND FLOOR OFFICE SPACE	Flexible demising scenarios from 1,000 sq. ft. to 7,500 sq. ft.				TOTAL 7,500 sq. ft.



ENTERTAINMENT

1. Cineplex Cinemas
2. Zone Bowling
3. Hard Rock Casino

RESTAURANTS

4. Townhall Public House
5. Cactus Club Cafe
6. Tâ Bom Korean Cuisine
7. Toe Dam Korean Fusion BBQ

ESSENTIALS

8. Real Canadian Superstore
9. IKEA
10. H-Mart
11. Ashley HomeStore

EDUCATION

12. Alderson Elementary
13. Place Des Arts
14. Mallard Middle School
15. Mundy Elementary School
16. SFU

TRANSIT

17. Columbia Station
18. Sapperton Station
19. Braid Station
20. Lougheed Town Centre Station
21. Production Way-University Station
22. Burquitlam Station

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