

HQ

Commercial

FOR SALE

COQUITLAM SQUARE

Mixed-Use Development Site
2918 - 2922 Glen Drive, Coquitlam



1.82-acre future mixed-use high density development site in Coquitlam City Centre

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For more information, visit:
www.coquitlamsquare.com

COQUITLAM SQUARE

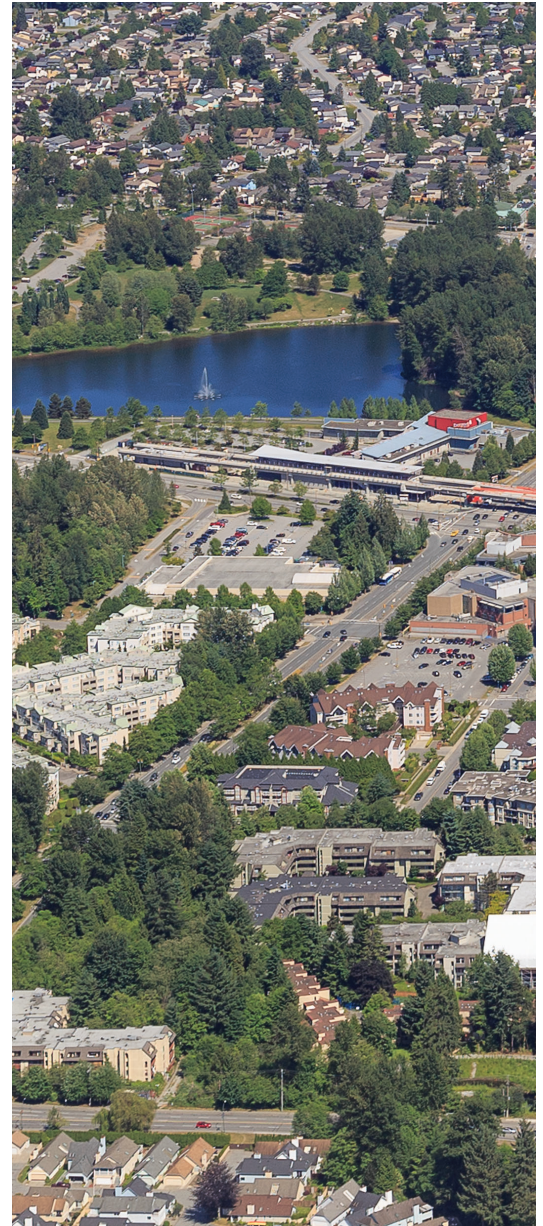
PROPERTY OVERVIEW

The subject property, Coquitlam Square comprises of one(1) legal lot, Lot 148. The property is square in shape and has 2 civic addresses 2918 & 2922 Glen Drive Coquitlam. The property is a total of 1.82 acres and is improved with two commercial buildings consisting of 37,500 square feet of leasable area with 28 retail/office tenancies. The property is well located within the Coquitlam City Centre Area which is the most established and densified area in Coquitlam.

CURRENT ZONING

The existing Official Community Plan (OCP) designates the land as General commercial, C-2 a zone designated to accommodate shopping centres and lower densities. The Land Use Designation adopted on November 16, 2020 and amended in Sept 26, 2022 accommodates higher mixed use densities due to the announced and recent Evergreen line expansions and rapid transit stations.

Given the subject property is located within the City Centre Commercial zone it is envisioned that the property will benefit from this up zoning to a minimum C-7 zoning designation.



COQUITLAM SQUARE

EXCELLENT ACCESSIBILITY

- Directly across the street from Coquitlam Centre and close to Lincoln Station on the new Evergreen SkyTrain (LRT) Line.
- Easy rapid transit connections throughout Metro Vancouver
- Close proximity to Lougheed Highway, Barnett Highway and the Trans-Canada Highway

MAJOR DEVELOPMENT AREA

- Coquitlam Town Centre has experienced 20% population growth in the past five years, with another 18% expected in the coming year.
- The Town Centre area is poised to become Metro Vancouver's new high-density commercial hub.
- Driven by the development of the Evergreen SkyTrain Line, Coquitlam Town Centre will see many new high density developments in the near future.

SALIENT DETAILS

Civic Address	2918 - 2922 Glen Drive
Legal Description	Lot 148 District Lot 384a Group 1 New Westminster District Plan 66060
PID	000-833-274
Site Area	79,245 SF (1.82 Acres)
Frontage	282 Feet
Year Built	1979
Property Taxes (2022)	\$378,859.32
Net Rentable Area	35,700 SF
Occupancy	100%
Holding NOI (2022)	\$850,000
Potential Buildable	396,225 SF
Maximum FAR*	5x --> 6x (with purpose built)
Price	\$48,000,000.00

93 Walk Score



78 Transit Score



76 Bike Score



Very walkable & excellent transit. Most errands can be accomplished on foot.

Base FAR (Residential) 2.5 x

Density Bonus (Residential) 2.0 x

FAR Commercial 0.5 x

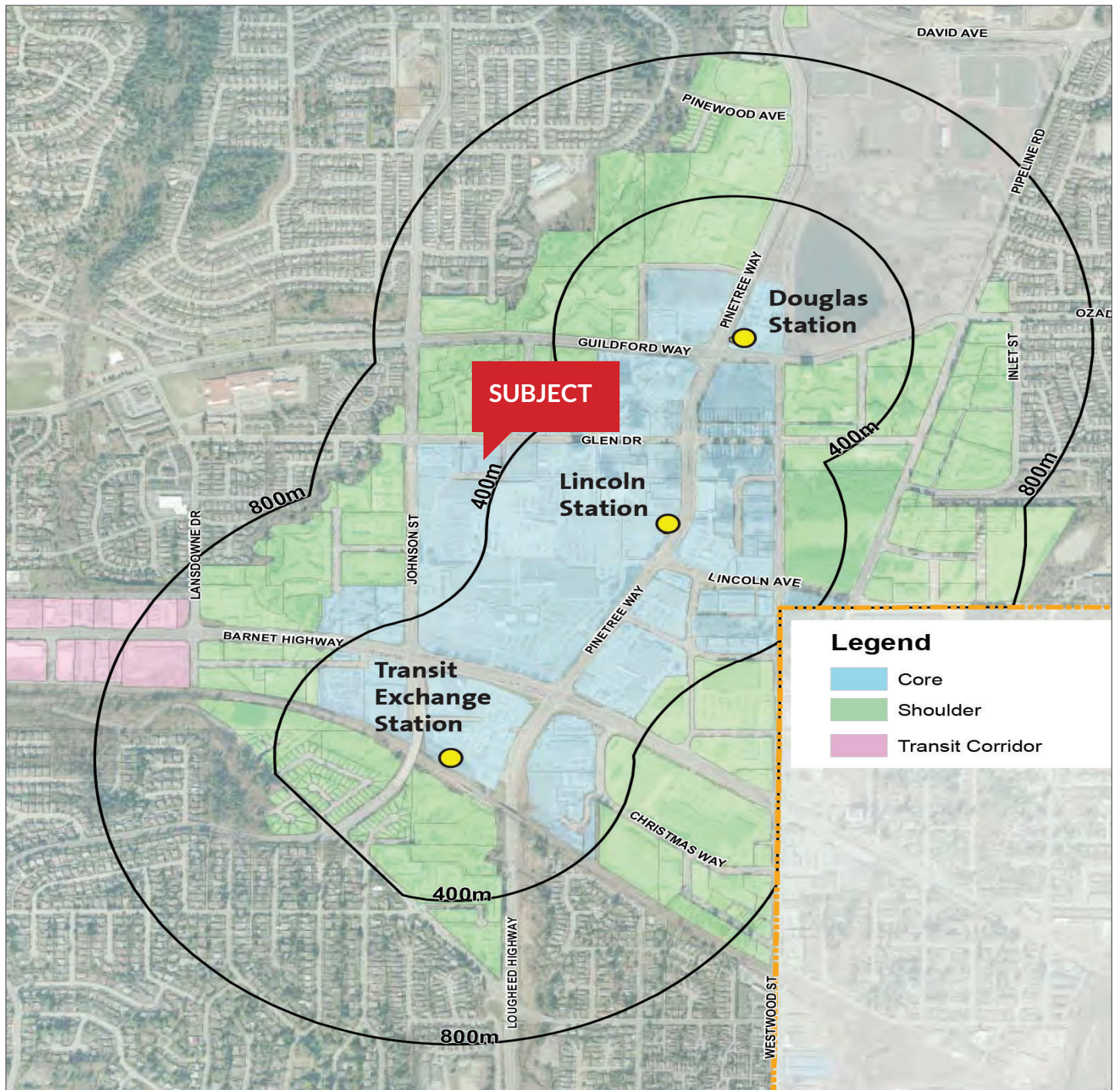
Total Potential Density FAR 5.0 x

*Purchaser shall negotiate with the City of Coquitlam as to CAC costs associated with the Density Bonus.

COQUITLAM SQUARE

TRANSIT ORIENTED DEVELOPMENT

The TDS is a high level approach to capitalize potential impacts of matching the right kind of land uses, development forms and high quality space to the station area is intended to help provide greater transportation choice for residents, the local work force and visitors to the community. The core area is generally within 400 meters of transit station. These areas may range in density transitioning from higher densities closest to the station to lower density at the out shoulder.



NOTES

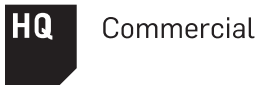
FOR MORE INFORMATION CONTACT

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