



FOR SALE

FULLY LEASED INVESTMENT OPPORTUNITY

Three High Quality, Freestanding Buildings

1395, 1401 & 1455 United Boulevard

Coquitlam, B.C.

STUART MORRISON

Personal Real Estate Corporation
Executive Vice President
TEL: 604 662 2676
stuart.morrison@colliers.com

DARREN CANNON

Personal Real Estate Corporation
Executive Vice President
TEL: 604 662 2637
darren.cannon@colliers.com

DAVID KNIGHT

Personal Real Estate Corporation
Vice President
TEL: 604 661 0817
david.knight@colliers.com

GREG LANE

Personal Real Estate Corporation
Associate Vice President
TEL: 604 692 1442
greg.lane@colliers.com

Colliers
INTERNATIONAL

THE OPPORTUNITY

To acquire a 66,289 square foot three tenant retail/industrial property with over 700' of frontage along United Boulevard and in the heart of the Lower Mainland's furniture, appliance and home improvement retail node. The property offers reliable holding income, long-term redevelopment potential plus quick and easy Trans-Canada Highway access.



INVESTMENT HIGHLIGHTS

- Three high quality, freestanding concrete tilt-up retail buildings 100% leased to two national tenants and one strong local tenant with a total rentable area of 66,289 SF
- 8.32 acre gross site (approx. 5.50 acres net size) with over 700 feet of United Boulevard frontage and direct exposure to Highway 1
- Potential to subdivide into three separate lots with freestanding buildings or for phased redevelopment
- Flexible B-1 "***Business Enterprise***" zoning allowing for retail, industrial, office and recreational uses
- Centrally located and easily accessible destination retail node with a population of over 1,800,000 within a 30 minute drive
- Easy access/egress to the site via signalled intersection at Brigantine Drive and United Boulevard

ZONING

The City of Coquitlam's B-1 zone provides for most types of industrial uses, office uses, commercial recreation uses and commercial uses which support industrial activities.

The B-1 zone allows for a density of 2.0 FSR with a maximum height of eight storeys.

LOCATION

The property is centrally located on Coquitlam's United Boulevard which is the Lower Mainland's primary furniture, appliance and home improvement retail node. A population of 1,800,000 resides within a 30 minute drive. This is a highly sought after retail location due to strong co-tenancy/clustering and proximity to attractive amenities including the Schoolhouse District, the brand-new Fraser Mills development, and the Hard Rock Casino. In addition, over 90,000 vehicles pass by the property daily on United Boulevard and the Trans-Canada Highway.

OFFERING PROCESS & PRICING GUIDANCE

Please contact listing agents



PROPERTY SPECIFICATIONS

| | |
|--------------------|---|
| Address: | 1395, 1401 & 1455 United Boulevard, Coquitlam, BC |
| Legal Address: | Lot A (BH436355), District Lots 18 and 19, Group 1, New Westminster District, Plan LMP12540 except Plan EPP4182, PID: 019-123-370 |
| Building Area: | 66,289 Total Square Feet 1395 United Boulevard: 15,649 Square Feet 1401 United Boulevard: 22,050 Square Feet 1455 United Boulevard: 28,590 Square Feet |
| Gross Site Area: | 8.317 acres |
| Net Site Area: | Approx. 5.5 acres |
| Site Coverage: | 18.3% (Gross), 27.8% (Net) |
| Ceiling Height: | Various |
| Parking Stalls: | Approx. 233 stalls |
| Allowable Density: | 2.0 FSR |
| Price: | Please contact listing agents |





STUART MORRISON

Personal Real Estate Corporation
Executive Vice President
TEL: 604 662 2676
stuart.morrison@colliers.com

DARREN CANNON

Personal Real Estate Corporation
Executive Vice President
TEL: 604 662 2637
darren.cannon@colliers.com

DAVID KNIGHT

Personal Real Estate Corporation
Vice President
TEL: 604 661 0817
david.knight@colliers.com

GREG LANE

Personal Real Estate Corporation
Associate Vice President
TEL: 604 692 1442
greg.lane@colliers.com

COLLIERS INTERNATIONAL | 200 Granville Street, 19th Floor | Vancouver, BC V6C 2R6 | 604 681 4111 | www.collierscanada.com

This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This publication is the copyrighted property of Colliers International and /or its licensor(s). © 2019. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc. MV07/2019

