

# FOR SALE

1140 Falcon Drive, Coquitlam | BC

Colliers  
INTERNATIONAL



## HIGHLIGHTS

- Rare scale – 6 acres
- Holding Income – from 73 townhomes
- Development Opportunity – located within the Coquitlam City Centre Plan Focus Area
- Transit Oriented - Short walk to the Inlet Centre station, serviced by the Millennium Line
- Amenities - Close proximity to Coquitlam Centre and Port Moody amenities

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**FOR SALE** 1140 Falcon Drive Coquitlam BC

*Coquitlam City Centre promises increased growth with the city looking to create higher densities, mixed use and pedestrian-friendly development along the Evergreen Line Stations. With an abundance of public amenities such as Coquitlam Centre, parks, community centres, and child care facilities, Coquitlam is fast becoming one of the most desirable neighbourhoods in the Lower Mainland.*

### SALIENT FACTS

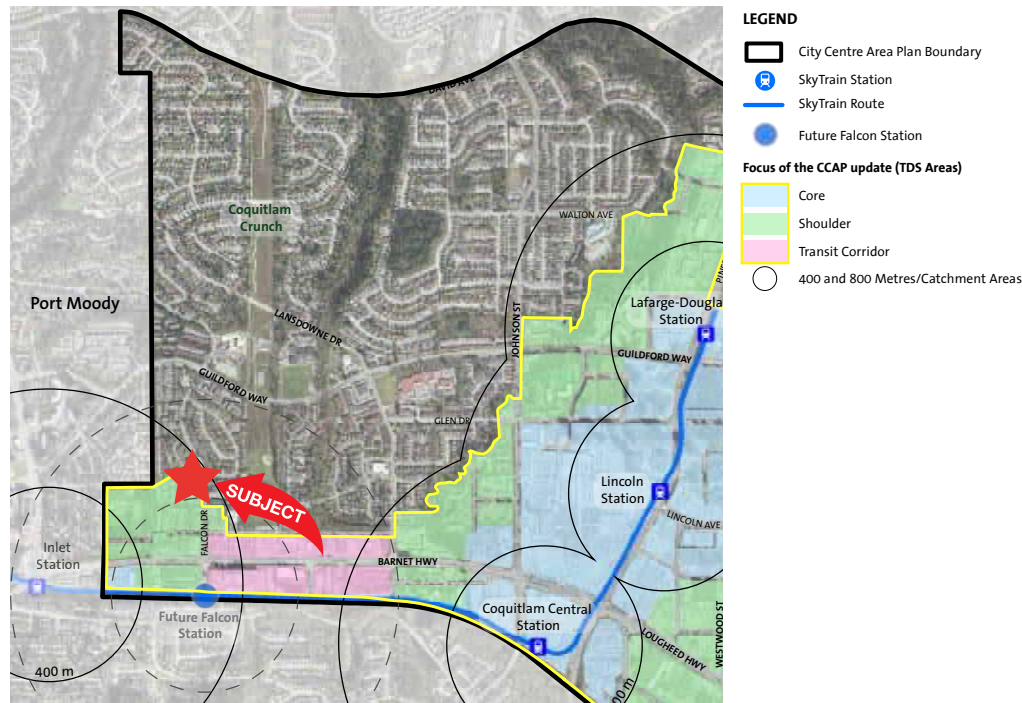
Civic Address	1140 Falcon Drive, Coquitlam
Legal Address	Strata Plan NWS2429; Multiple PIDs
Site Area	261,090 SF
Location	The Property is located along Falcon Drive in the Eagle Ridge neighbourhood of Coquitlam
Improvements	73-unit strata titled townhouse complex
Current Zoning:	Low Density Apartment Residential
Future Land Use:	City Centre Focus Area Plan - Transit-Oriented Development Area

## LOCATION

The Property is located in Coquitlam, just east of Burnaby and north of the Fraser River. Coquitlam enjoys a central location within the Metro Vancouver region and is the fifth largest city in British Columbia.

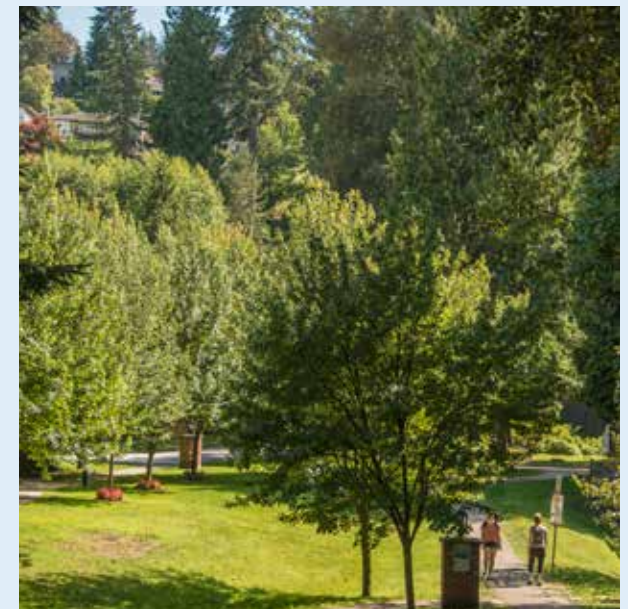
With its prime location, Coquitlam City Centre area promises increased growth with the city looking to create higher densities, mixed use and pedestrian-friendly development along the Evergreen Line Stations. The area is centrally located and accessible to all regions in Greater Vancouver. Douglas College Coquitlam Campus is one of the largest public colleges in British Columbia, offering bachelor's degrees, general courses and career programs.

## CITY CENTRE FOCUS AREA PLAN TRANSIT-ORIENTED DEVELOPMENT STRATEGY AREAS



## DEMOGRAPHICS WITHIN 5 KM

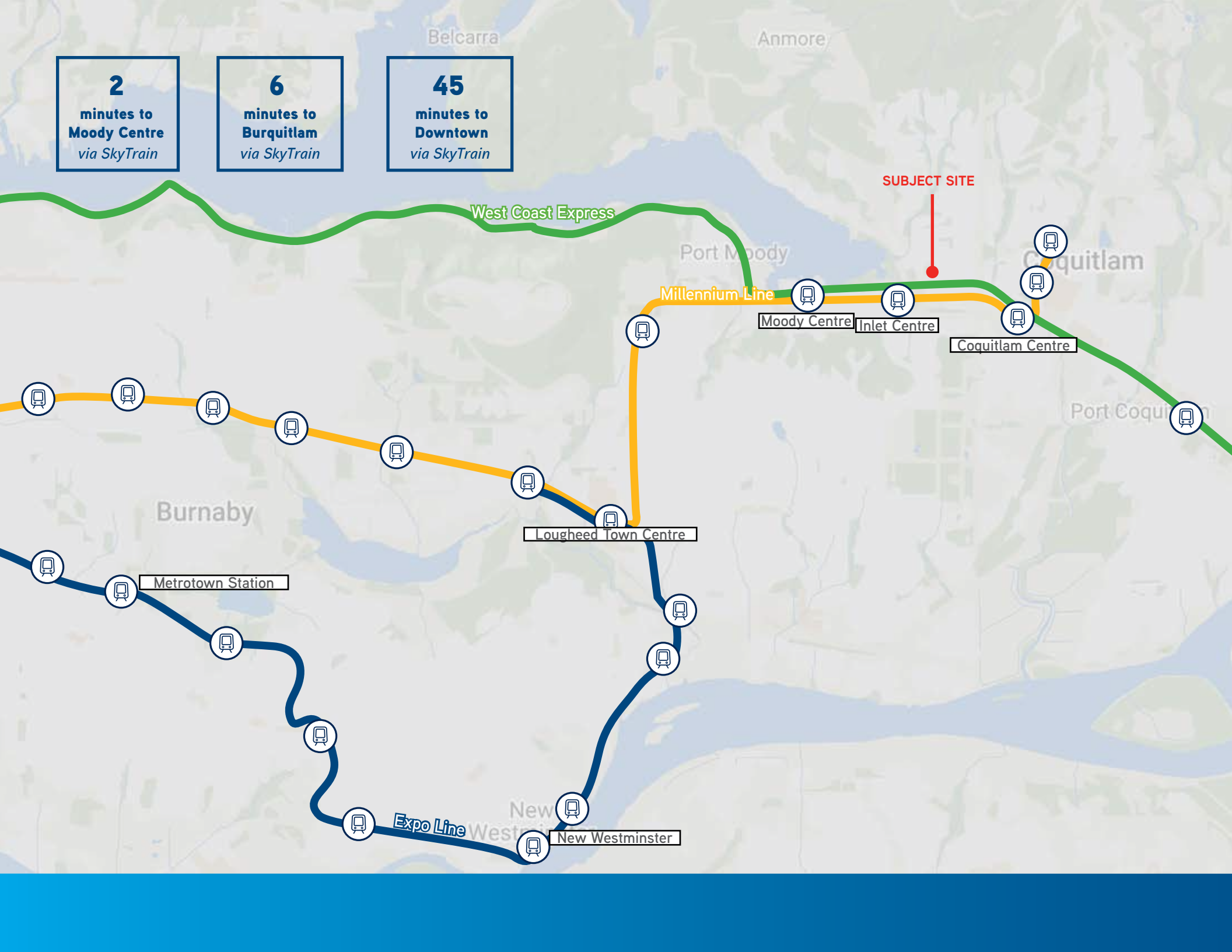
	<b>CURRENT POPULATION (2018)</b>	150,943
	<b>PROJECTED POPULATION (2022)</b>	159,415
	<b>AVERAGE HOUSEHOLD INCOME (2018)</b>	\$104,019
	<b>PROJECTED AVERAGE HOUSEHOLD INCOME (2022)</b>	\$117,790



**2**  
minutes to  
Moody Centre  
via SkyTrain

**6**  
minutes to  
Burquitlam  
via SkyTrain

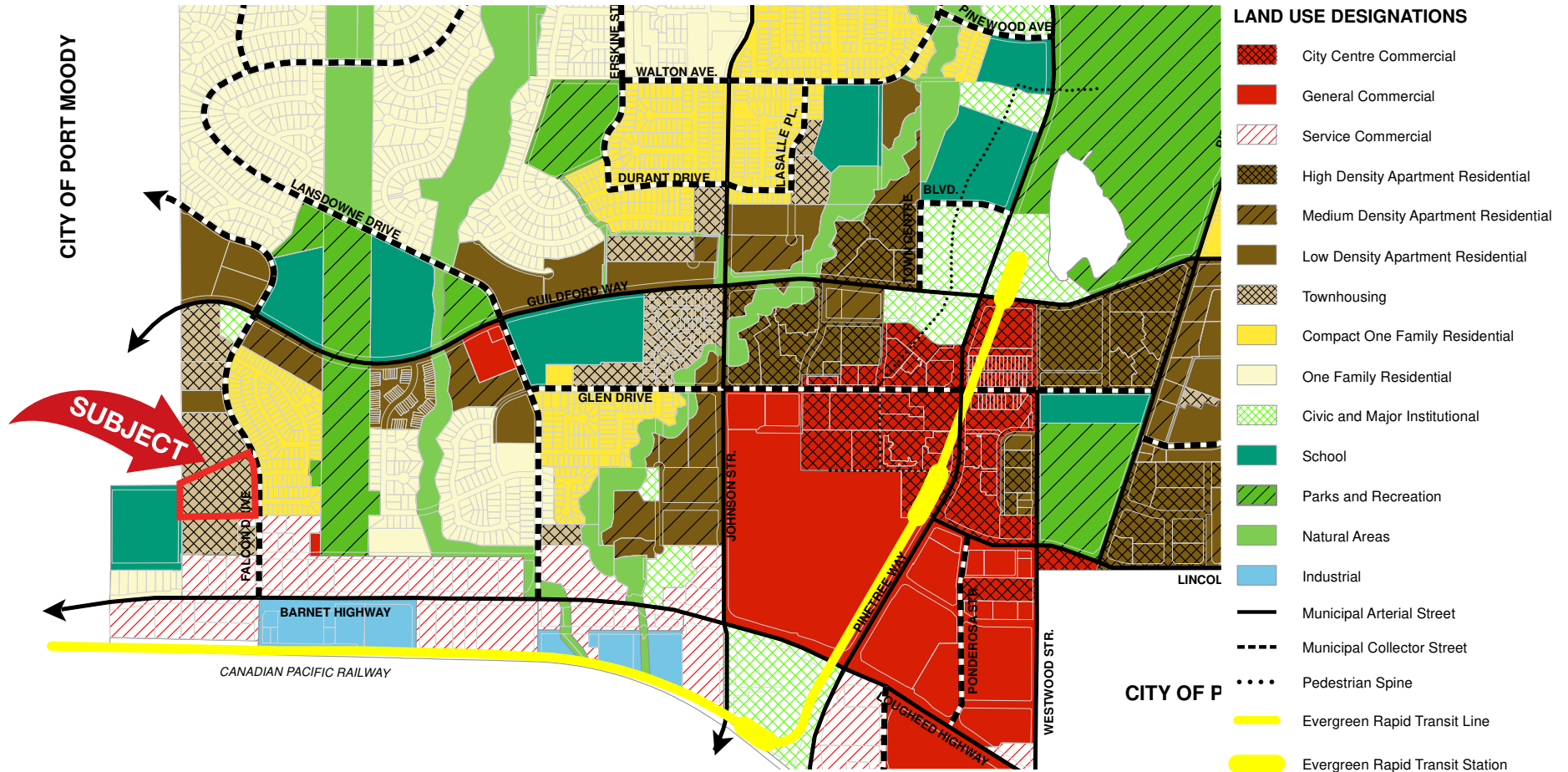
**45**  
minutes to  
Downtown  
via SkyTrain



**SUBJECT SITE**



# CITY CENTRE AREA PLAN



## PROSPECTIVE PURCHASERS

Prospective purchasers are invited to submit Offers to Purchase the Property through Colliers for consideration by the Vendor. After signing a Confidentiality Agreement (CA), qualified interested parties will be provided a Confidential Information Memorandum (“CIM”) an access to the data room which contains pertinent information and documents relevant to the Property.

## OFFERING PROCESS

All prospective purchasers will be advised of an offer submission date during the initial marketing period. Purchasers are invited to submit offers to Colliers on the Vendor’s preferred Form of Offer (available upon request).

# FOR SALE

1140 Falcon Drive Coquitlam | BC



Inlet Station

Rocky Point Park

Port Moody Recreation Complex

Suter Brook Village

Newport Village

Falcon Drive



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