



FOR SALE OR LEASE
1200 Lougheed Highway
Coquitlam, B.C.



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LOCATION

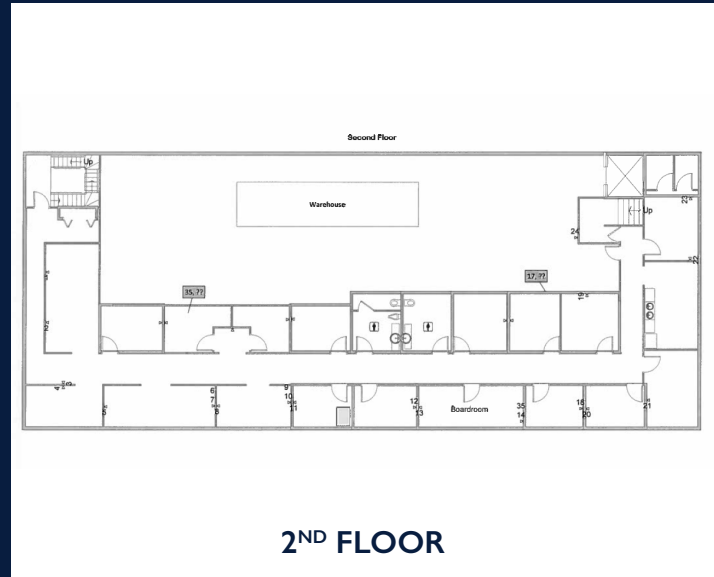
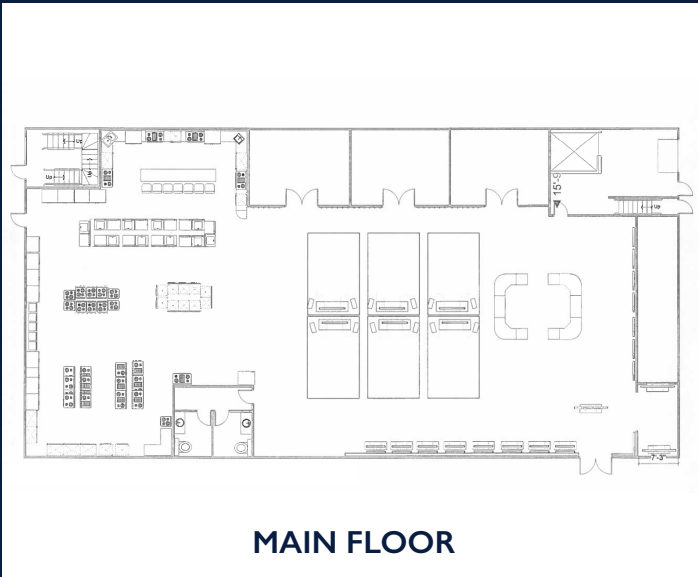
Coquitlam's retail sector draws from its central location within Metro Vancouver and new infrastructure with the Port Mann Bridge and Highway 1 Improvements, the new King Edward overpass and the expansion of Sky Train to Coquitlam with the Evergreen Line.

HIGHLIGHTS

- The surrounding area is anchored by Ikea, Real Canadian Superstore, Bed Bath & Beyond, Toys R Us, Winners, Canadian Tire, Staples and Home Outfitters.
- The area has evolved into a major big box and large format retail hub, drawing destination shoppers from across the greater Metro Vancouver region.
- The Lougheed Highway Commercial Corridor is well positioned to service the entire Metro Vancouver area and is within a 15 minute drive of 491,574 people.
- Development projects within the immediate vicinity will boost both residential and commercial activity, presenting an opportunity for existing, well-established retail product.

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ACCESS

- Located on the south side of Lougheed Highway, the subject property enjoys bidirectional access via Woolridge Street
- Street front parking exists along Woolridge Street.

TRAFFIC COUNT

Lougheed Highway - 31,234 VPD

SITE SIZE

21,780 sf (112' x 194' deep)

TOTAL BUILDING AREA

14,400 sf on 2 levels (7,200 sf up & 7,200 sf main)

ZONING

CS-1 Service Commercial 1 — please contact listing agent for complete details

PROPERTY TAXES

\$67,517.19 (2015)

PARKING STALLS

- 28 on-site stalls
- Ample street parking available
- One loading bay

BASIC RENT

\$20 PSF net

OPERATING COST/TAXES

\$9.50 PSF (est. 2016)

SALE PRICE

\$4,200,000



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VACANT AVAILABLE AREA

- The entire main floor of approximately 7,200 sf is available for an Owner/Occupier
- The current Owner/Occupier of the 2nd floor (Audio Video Unlimited) will lease back the entire 7,200 sf second floor on a long term lease at market rates
- The entire main floor of 7,200 sf is available to a tenant on a lease basis. Possible subdivision of this 7,200 sf is available. Please contact the listing agent with your requirements

LOADING ACCESS

- The main floor has 2 bay doors leading into the 7,200 sf unit
- Outside dock loading is provided
- The 2nd floor has one bay door leading to a freight elevator

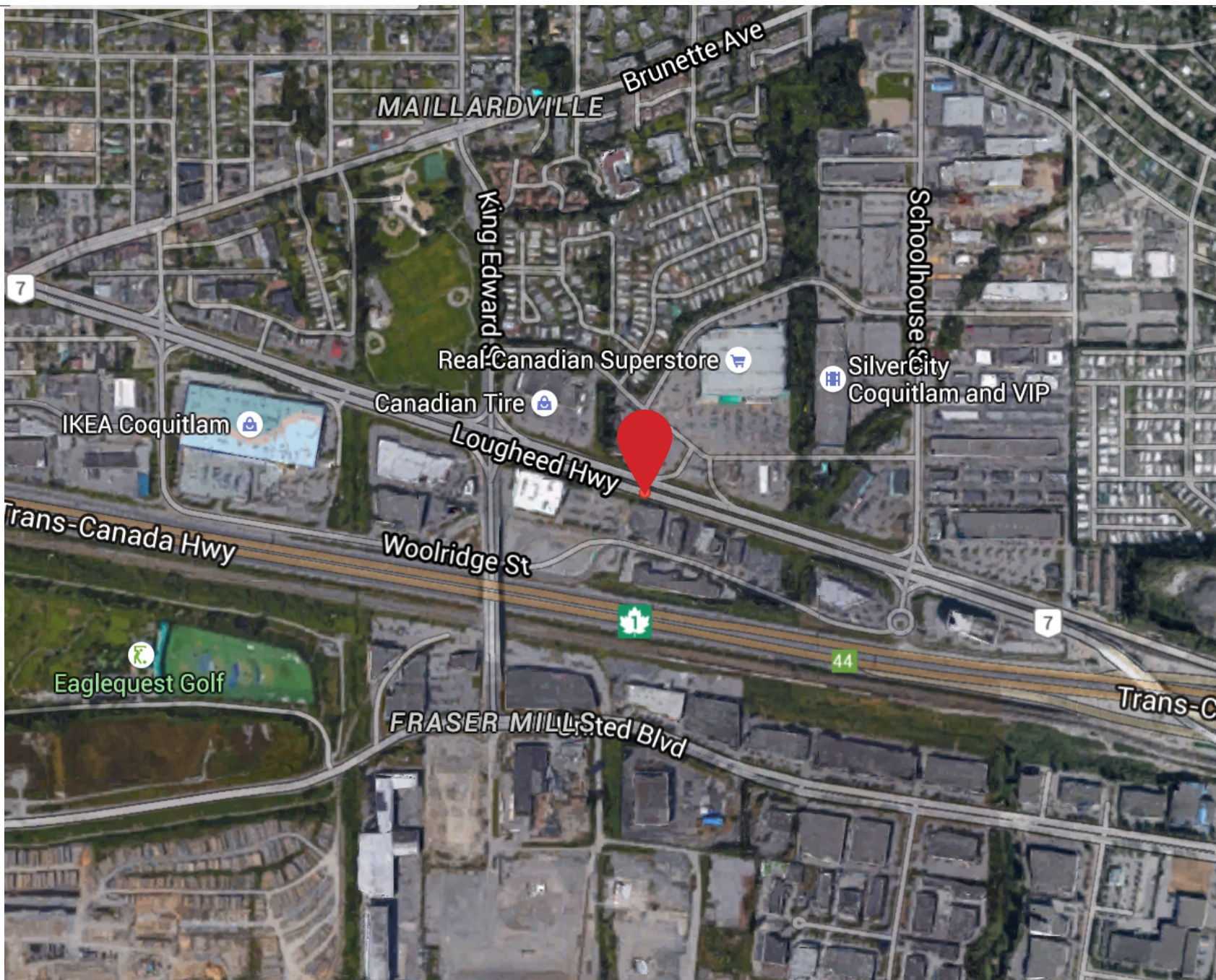
SIGNAGE

Pylong signage is available on Lougheed Highway and Woolridge Street

MECHANICAL & ELECTRICAL

- The entire building is serviced by 600 amp power — details to be confirmed by the Tenant's/Buyer's electrician
- Both floors are serviced by roofmount HVAC units with separate controls





BUILDING CONSTRUCTION

- The building was constructed in 1994
- Construction is reinforced concrete masonry with a steel roof and a concrete/metal deck steel floor system
- The primary foundations are constructed on timber piled foundations



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