



FOR LEASE
BRAND NEW RETAIL SPACE
Austin Heights, Coquitlam

CONTACT US

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FOR LEASE

Retail Spaces @west

AUSTIN HEIGHTS / COQUITLAM

OPPORTUNITY

Brand new retail space at West. West is a 25 storey, 194 unit, mixed-use condo development, located at the prominent corner of Nelson Street and Austin Avenue in Coquitlam.

Built atop a brand new, 56,000 square foot, Beedie-built Safeway, retailers in the project will benefit greatly from the traffic this new urban village will generate.

DETAILS

NET RENT

\$55.00 per sqft

AVAILABLE SPACE*

1030 Ridgeway Ave. - 1,243 sqft

1029 Austin Ave. - 2,937 sqft

ADDITIONAL RENT*

\$16.00 per sqft

AVAILABLE

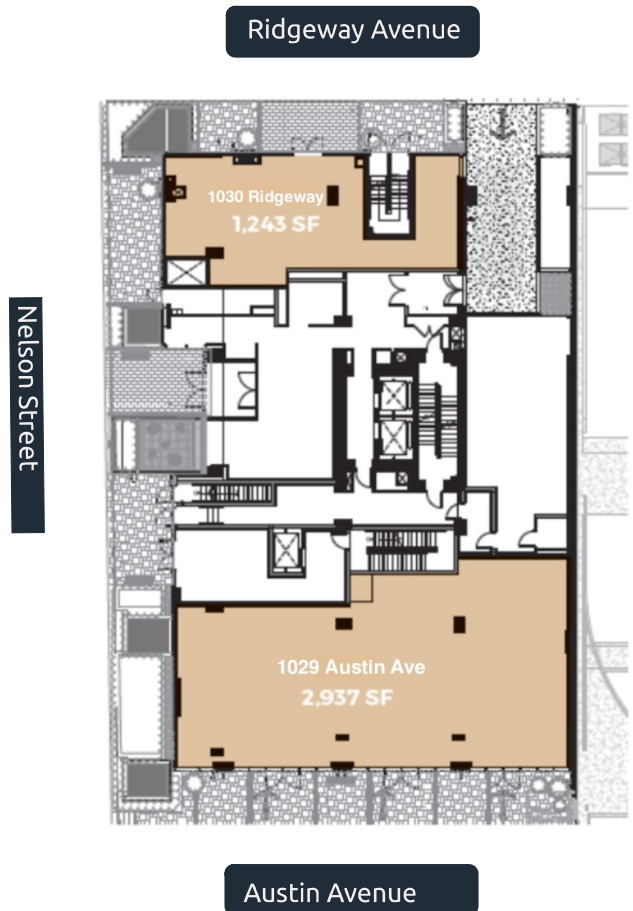
Q4 OF 2024

*Approximate and subject to confirmation.

** Tenant is responsible for verifying permissible uses as per the zoning.



MAIN FLOOR RETAIL





Simon Fraser University

Burquitlam Skytrain Station

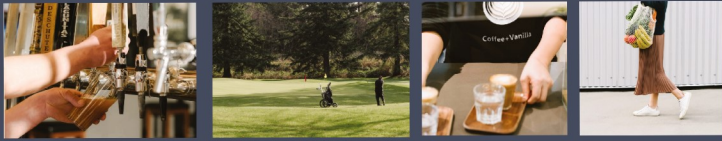
Como Lake

Vancouver Golf Club

west
AUSTIN HEIGHTS / COQUITLAM

the Heights
ON AUSTIN

Como Lake Middle School



AREA RETAILERS

- 1 Safeway
- 2 Tim Hortons
- 3 Petro Canada
- 4 Kunjip Korean
- 5 Yoko Sushi
- 6 Pizza Hut
- 7 John B Pub
- 8 The Golden Boot
- 9 Cyclone Sports
- 10 Rona
- 11 TD Bank
- 12 CIBC Bank
- 13 Jimoco Cafe
- 14 Ta Bom Korean
- 15 Orange Wireless
- 16 Donair Town
- 17 Coffee + Vanilla
- 18 Subway
- 19 Blue Mountain Animal Hospital
- 20 Telus
- 21 Pharmasave
- 22 H&R Block
- 23 Fish House
- 24 Me n Ed's Pizza
- 25 McDonald's

ABOUT THE NEIGHBOURHOOD

Austin Heights is a quaint yet bustling neighbourhood located in the heart of Coquitlam, BC. The commercial hub, which stretches just three blocks along Austin Avenue, from Blue Mountain Street to Gatensbury Street, has over 250 local businesses which provide a rich retail, service and restaurant offering for the surrounding residential neighbourhood. The addition of the 56,000 sf Beedie-built Safeway flagship has reshaped the neighbourhood into a vibrant urban village.

Just outside the commercial hub lies the great outdoors - all within a 10 minute commute include a world-class golf course, the trails and dog parks at Blue Mountain Park, and even a lake.

NEIGHBOURHOOD HIGHLIGHTS

-  Central location providing a 30 minute commute to anywhere in Metro Vancouver
-  Over 250 local businesses in the immediate area
-  Surrounded by a vibrant amenity base
-  Within 10 minutes from Vancouver Golf Club & Simon Fraser University



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