



FOR LEASE

UNIT 108

1090 LOUGHEED HIGHWAY

COQUITLAM, BC

HIGH EXPOSURE RETAIL UNIT

ADJACENT TO NEW T&T



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OPPORTUNITY

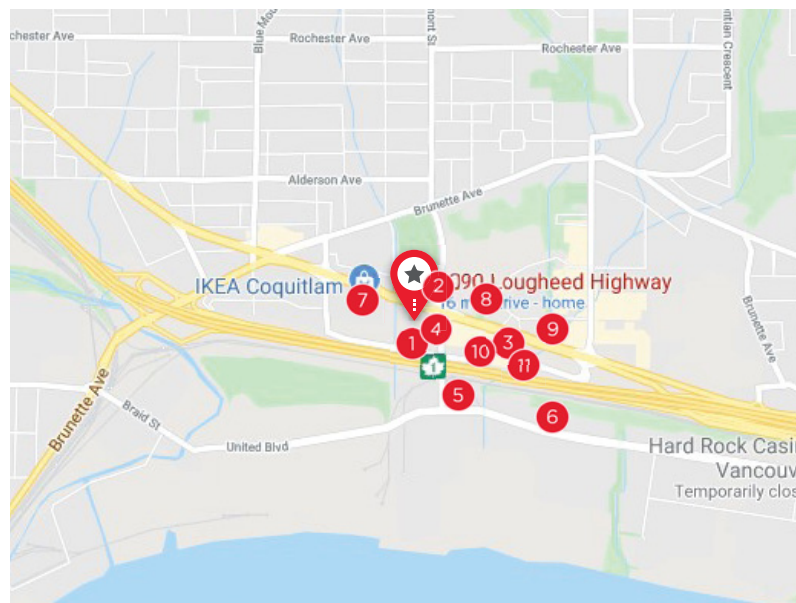
Prime opportunity to lease a retail unit in high-profile retail centre that offers excellent exposure to Lougheed Highway—a major commuter thoroughfare. This retail centre is situated at a signalized intersection in a busy section of Lougheed Highway and is located next door to Ikea and nearby to Canadian Tire, The Real Canadian Superstore and Home Depot. The property offers abundant surface parking and the opportunity to join major national retailers such as Marks Work Warehouse, Dollar Tree, Sleep Country and more!

PROPERTY OVERVIEW

| | |
|-----------------|-------------------------|
| Unit Size | 9,756 sf |
| Zoning | CS-1 |
| Basic Rent | \$30.00 |
| Additional Rent | \$11.00 (2022 estimate) |
| Availability | November 15, 2022 |

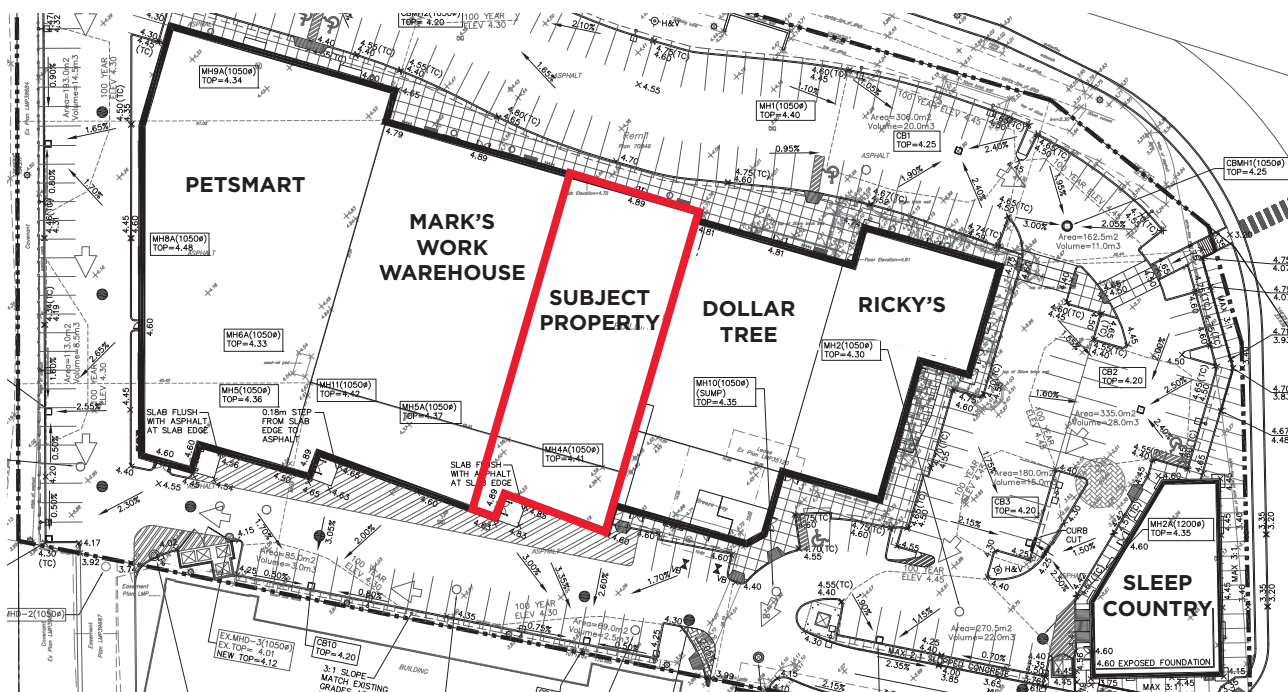
FEATURES:

- Excellent exposure to 25,000 vehicles per day
- High profile location close to many large format retailers
- High ceilings with large open-plan showroom
- One grade loading door which can be used as dock loading
- Abundant surface parking
- Good tenant mix of national tenants



LOCATION HIGHLIGHTS

- | | |
|----------------------|-----------------------|
| 1 T&T | 7 IKEA |
| 2 Staples | 8 Canadian Tire |
| 3 Bed, Bath & Beyond | 9 Canadian Superstore |
| 4 Sleep Country | 10 The Home Depot |
| 5 The Brick | 11 Toys R Us |
| 6 Lee Valley Tools | |



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