

FOR SALE



THE LAYLA

633 GARDENA DRIVE, COQUITLAM, BC

A transit-oriented, 103 unit residential rental building
in the vibrant Oakdale neighbourhood



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Opportunity

Avison Young and Strand Developments are pleased to offer for sale, The Layla, located at 633 Gardena Drive, Coquitlam, BC (the “Property”).


The Layla is centrally located in the Oakdale neighbourhood of Coquitlam, just northwest of Como Lake Avenue and Clarke Road, which is one of the fastest growing municipalities in BC, and surrounded by an abundance of shopping, services and amenities.

This premier multi-family asset features scale, with a 103-unit purpose built rental project containing a balanced suite-mix of 1-, 2- and 3-bedroom units, superb building amenities including a fitness centre, amenity room, Wi-Fi in amenity areas, and two guest suites. Further, the Property is held in a bare trust, offering a purchaser the opportunity to save on the property transfer tax.

This is a phenomenal opportunity for an investor to acquire a brand-new rental apartment building in a rapidly growing, central Metro Vancouver market in walking distance to rapid transit with long term stable cash flow.



QUALITY BUILD
Construction build by Axiom, one of the leading quality builders in British Columbia



\$39,946,618
Assumable Debt

Location Overview

The Layla is located in Oakdale, a vibrant and growing neighbourhood in West Coquitlam, BC, which offers a unique blend of urban convenience and suburban tranquility. Situated at the intersection of Burnaby and Coquitlam, it is a popular destination for families and young professionals alike. This residential neighbourhood is rapidly becoming the place to live.

The Layla is perfectly positioned to benefit from Coquitlam’s most desirable green spaces including Burnaby Mountain Park, the Vancouver Golf Club and more. Further, The Layla is situated within 4 km to Simon Fraser University. Residents of The Layla will be within walking distance or a short drive of main shopping and services including Safeway, Shoppers Drug Mart, BC Liquor Store and more.

The Layla is a highly desirable community featuring a vibrant mix of restaurants, grocery stores, cafés and shops, resulting in a top-tier quality of life.



Property Overview

Property Address
633 Gardena Drive, Coquitlam, BC

PID
031-960-570

Legal Description
Air Space Parcel 1 District Lot 9 Group 1 New Westminster District
Air Space Plan EPP125834

Storeys
6

Gross Building Area
72,987 sf

Total Net Rentable Area (incl. Guest suites)
61,940 sf

Residential Units
103 + 2 Guest Suites

Suite Mix				
Unit Type	Market Rental Units	Affordable Rental Units	Guest Units	Combined Total Units
Urban 1 Bed	-	5	-	5
1 Bed	14	1	-	15
1 Bed + Den	32	5	-	37
Urban 2 Bed	11	2	-	13
2 Bed	10	3	-	13
2 Bed + Den	14	-	-	14
3 Bed	5	-	-	5
3 Bed + Den	1	-	-	1
Guest	-	-	2	2
Total Units	87	16	2	105

Parking Stalls
76 underground in the shared parking garage
15 underground visitor stalls
87% parking ratio

Ownership Status
Held in a bare trust – opportunity for a purchaser to save on property transfer tax

Construction Completion
Projected Q2 2025

Projected Stabilized Net Operating Income (Year 1)
\$2,690,389

Pricing Guidance
Contact listing agents

Projected Rental Summary

87 MARKET RENTAL SUITES

16 AFFORDABLE MARKET RENTAL SUITES

(25% below market rents per the Housing Agreement with the City of Coquitlam)

Market Rental Units

Unit Type	Unit Count	Average Size (SF)
1 Bed	14	496
1 Bed + Den	32	518
Urban 2 Bed	11	625
Urban 2 Bed + Den	3	603
2 Bed	10	702
2 Bed + Den	11	726
3 Bed	5	920
3 Bed + Den	1	940
Total	87	52,744
Average		606

Affordable Market Rental Units

Unit Type	Unit Count	Average Size (SF)
Urban 1 Bed	5	411
1 Bed	1	577
1 Bed + Den	5	514
Urban 2 Bed + Den	2	603
2 Bed	3	655
Total	16	8,376
Average		524



Building Features and Amenities

- Efficient building and suite floor plans
- Glass and metal balcony guards with consistent and cohesive design elements throughout
- Secure parcel delivery locker system located in the ground floor lobby
- Air-conditioned indoor amenity space for entertainment and work
- Two guest suites available for Tenants in the building
- Exercise room with machines and weights
- Outdoor, amenity space in the private courtyard
- Pet-friendly with a pet wash station



Interior photos of previous projects completed by Strand.

Suite Features and Benefits

- 9' ceilings in living areas and corridors
- Samsung energy star rated appliances
 - Complete stainless steel kitchen package including:
 - Stainless steel fridge
 - Wall-mounted stainless steel microwave
 - 30" electric stainless-steel range
 - 24" stainless steel dishwasher
- In suite laundry - front-load stacked washer/dryer
- Energy efficient windows
- All suites have continuous (individual) direct fresh air flow
- Enerpro individually metered units (tenants pay their own heat, hydro and cold/hot water)
- Electric baseboard heating
- Durable luxury vinyl plank flooring
- Built-in ports for portable air-conditioning units

About the Developer STRAND

Strand is a Vancouver-based real estate company active across North America. Since 1976, Strand has acquired, developed, and financed a portfolio of real estate assets valued at over \$16 billion and comprised of over 47,000 homes.

Strand has been actively involved in many real estate sectors, including the acquisition of development sites, the development of high-rise condominiums, multi-family apartment buildings, single family communities, office towers, and industrial projects, as well as providing financing to developers for residential and commercial developments throughout North America.

While Strand has preferred to maintain a low profile, consistent with the philosophy of its key stakeholders, Strand has established a reputation for integrity and success in its real estate dealings.

About the Builder

Axiom Builders, founded in 2003, is rooted in a commitment to quality and integrity. Their team of over 300 skilled professionals is dedicated to delivering exceptional results, project after project.

With a strong presence in Vancouver, Victoria, Calgary, and Seattle, Axiom Builders has solidified its position as a leading construction company. Its extensive portfolio includes iconic residential towers, cutting-edge commercial developments, and prestigious cultural institutions.

Axiom Builders collaborates closely with clients to bring their vision to life, from concept to completion. Its focus on detail, innovation, and sustainability ensures that every project meets the highest standards of quality and performance.

Transit-Integrated

The Layla benefits from proximity to Burquitlam Station, a major rapid transit station on the Millennium Line SkyTrain, which is conveniently located less than a 9-minute walk to the south. Como Lake Avenue, another major thoroughfare, provides convenient public transit to Simon Fraser University (“SFU”) campus through a seamless 10-minute transit ride. North Road, a major north-south thoroughfare, is located just two blocks to the west of the Layla and provides multiple transit options to Port Moody and south to West Coquitlam and into Burnaby, including access to Lougheed Town Centre.

Amenities

RESTAURANTS & CAFÉS

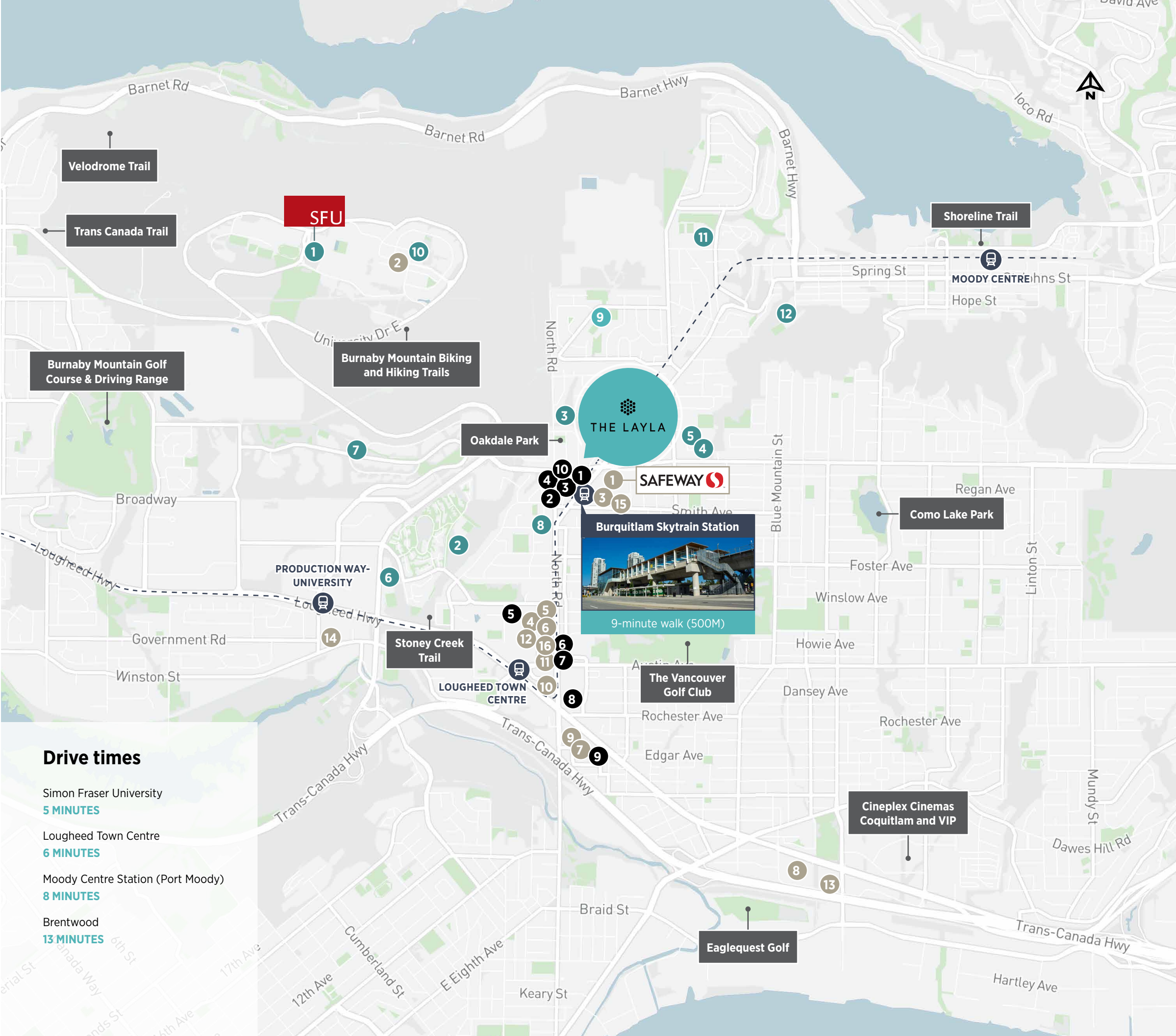
- 1. Starbucks
- 2. Pho Super Bowl
- 3. Saku - Burquitlam
- 4. Katsuya - Coquitlam
- 5. Green Leaf Sushi | Burnaby
- 6. Kokoro Tokyo Mazesoba
- 7. Sushi California
- 8. The Taphouse
- 9. JOEY
- 10. Bjorn Bar

SHOPPING & SERVICES

- 1. Safeway Burquitlam
- 2. Nesters Market
- 3. Shiraz Farm Market and Halal Meat
- 4. Walmart Supercentre
- 5. BCLIQUOR Northgate
- 6. Save-On-Foods
- 7. H-Mart Coquitlam
- 8. IKEA Coquitlam
- 9. TD Canada Trust Branch and ATM
- 10. Coast Capital - North Road Branch
- 11. PriceSmart Foods
- 12. London Drugs
- 13. T&T Supermarket
- 14. Costco Wholesale
- 15. Bettie Allard YMCA
- 16. Kin's Farm Market

SCHOOLS

- 1. Simon Fraser University
- 2. Stoney Creek Community School
- 3. Greater Heights Learning Academy
- 4. École Banting Middle School
- 5. Miller Park Elementary
- 6. Burnaby Mountain Secondary School
- 7. Forest Grove Elementary School
- 8. Lyndhurst Elementary
- 9. École Glenayre Elementary
- 10. University Highlands Elementary School
- 11. Seaview Community School
- 12. Port Moody Secondary School



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