

BAND

**COMMERCIAL
FOR SALE**

**675 NORTH ROAD
COQUITLAM, BC**

40% SOLD



WHERE RETAIL CONNECTS COMMUNITY, YOUR SUBURBAN SOLUTION

OPPORTUNITY

An unprecedented opportunity to purchase the only available ground-level strata retail in West Coquitlam, one of the region's most rapidly-growing urban hubs. BAND is a landmark 45-storey tower that commands attention in the heart of this vibrant neighbourhood. Its bold architecture uses sharp geometry and contrasting bands of light and dark to create a design icon that will stand out on the skyline. Scheduled for completion in Fall 2026, BAND will offer 384 homes and 16,104 sf of commercial space. Currently in preconstruction at 675 North Road, Coquitlam, BAND is developed by Townline Homes and QuadReal Property Group, and boasts quality construction by Townline. New strata retail is not often released in Coquitlam, so don't miss out on the opportunity to position your business at the centre of a coveted transit-oriented neighbourhood poised for continued growth.

HIGHLIGHTS

- Ideal for owner user or investors
- Units ranging from 1,317 sf to 2,528 sf
- Each strata lot includes fascia signage and rear loading
- Dedicated commercial parking stalls
- 5 min walk from Burquitlam Station
- Millennium Evergreen Extension with exposure to 39,500 passengers per day
- Prominent location along North Road with exposure to ~21,000 vehicles per day
- Expected completion date: Fall 2026

LOCATION

An iconic tower surrounded by future residential projects BAND offers a high exposure location providing visibility to both foot and vehicular traffic, capturing customers with significant connection and on-site parking and proximity to Burquitlam Station. This thriving location delivers a transcendent experience to residents, employees and visitors alike with an array of urban amenities offered by the vibrant West Coquitlam neighbourhood including major banks/financial institutes, restaurants and cafes, craft beers, shopping and everyday groceries. Within walking distance to many local parks including Cameron Park featuring a large playground and softball field next to Thompson Park and its multiple sports fields, and the future expansion of Cottonwood Park intended to become a 4.65-hectare (11.5-acre) community-level park which will include three lit racket sport courts and a permanent trail connection to Cottonwood Avenue. Burquitlam Park will be the future home of the Coquitlam YMCA, Community Police Station, park-and-ride, and more. With over 6500 residential units the pipeline, West Coquitlam is growing into a connected urban centre, anchored by convenient transit and community amenities. BAND is further endowed with a diverse mix of residents and tenant space above the available strata units creating an unmatched project.

PROPERTY DETAILS

TOTAL FLOORS

45-storeys

RETAIL AREA

Approximately 16,104 sf

PROJECT TIMING

Spring 2027

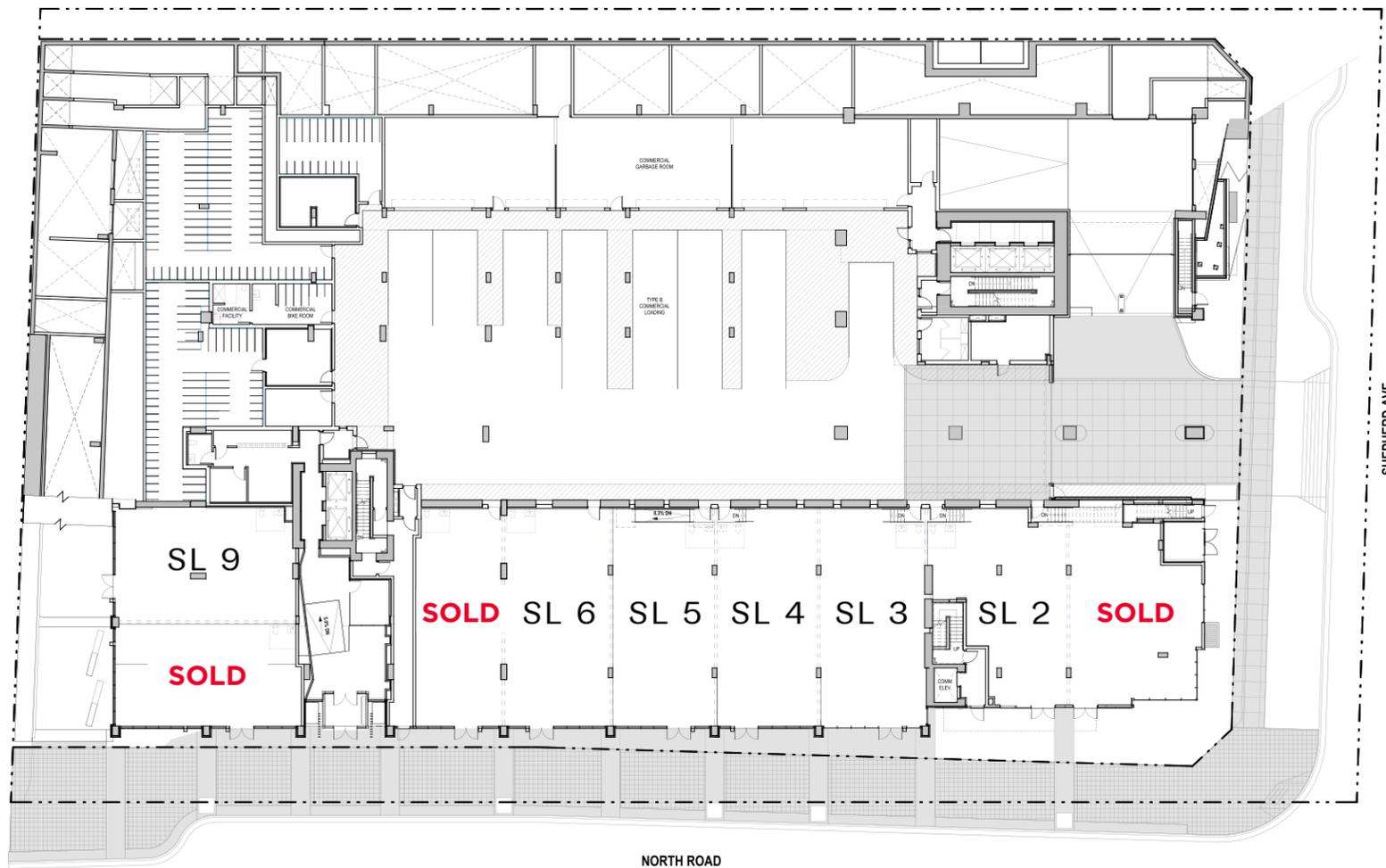
ASKING PRICE

Contact Listing Agents for details

AVAILABLE SPACE

Main Floor	13,614 SF
3rd Floor	2,489 SF
TOTAL COMMERCIAL AREA	16,104 SF





UNIT	SIZE (SM(SIZE (SF(
SOLD S.L. 01	153	1,646.89
S.L. 02	140.5	1,512.34
S.L. 03	151.1	1,626.44
S.L. 04	142.5	1,533.87
S.L. 05	143.8	1,547.86
S.L. 06	148.8	1,601.68
SOLD S.L. 07	124.5	1,340.12
SOLD S.L. 08	123.3	1,327.20
S.L. 09	137.3	1,477.90
SOLD S.L. 10 (Level 3)	231.3	2,489.71



BURQUITLAM PARK

Burquitlam Park, now home to the Coquitlam YMCA has been open to the public as of January 2023. The facility is welcoming tours of the new 55,000 sf state-of-the-art facilities, featuring an indoor pool, gym, fitness studio, multi-purpose space, child care and more. The southern sections of the redesigned Burquitlam Park will be opening for the public in mid-2023, and will include the community policing station, underground parkade Park-and-Ride, transportation improvements, and residential rental Towers.

COTTONWOOD PARK (PICTURED ABOVE)

Cottonwood Park is undergoing a major multi-year expansion that began in 2018. Phase 1B is currently underway and will expand the park from 1.1 hectares (2.6 acres) to 2.1 hectares (5.15 acres) and add a softball diamond, soccer field, multi-use sport court, parkour elements, gathering spaces and other amenities.

Cottonwood Park’s expansion began in 2018, when Phase 1A brought new play equipment, a water play area, a youth activity and social area, a washroom, a picnic shelter and a parking lot. Phase 1C, anticipated in the next few years, will include three lit racket sport courts and a permanent trail connection to Cottonwood Avenue. Ultimately, the park is intended to become a 4.65-hectare (11.5-acre) community-level park, almost double what the City had envisioned for the park in 2002.

The park expansion project grew out of an agreement-in-principle between the YMCA, Concert Properties and the City to deliver community recreation and park amenities to the Burquitlam neighbourhood. The overall park concept plan was developed in 2017 with community input.

*To learn more about these projects and other future developments in Coquitlam visit: <https://coquitlam.ca/223/Planning-and-Development>



INCREASED CUSTOMER TRAFFIC AND SYNERGIES SURROUNDED BY STRONG NATIONAL, REGIONAL AND LOCAL TENANTS



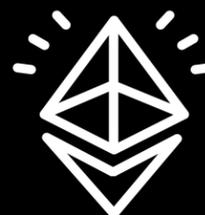
IRREPLACEABLE LOCATION



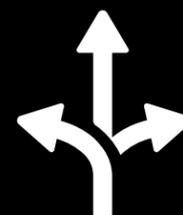
CONTROL OF YOUR FUTURE



LONG TERM VALUE UPSIDE-BUILDING EQUITY



NEW STRATA IS A RARE COMMODITY



FLEXIBLE EXIT STRATEGY

WHY INVESTORS ARE TRANSITIONING TO COMMERCIAL STRATA

- No commercial foreign buyers tax
- No commercial vacancy tax
- No commercial speculation tax
- No rental increase restrictions
- Operating cost & tax recoveries

LOCATION HIGHLIGHTS



WALK SCORE
VERY WALKABLE

75



BIKE SCORE
VERY BIKEABLE

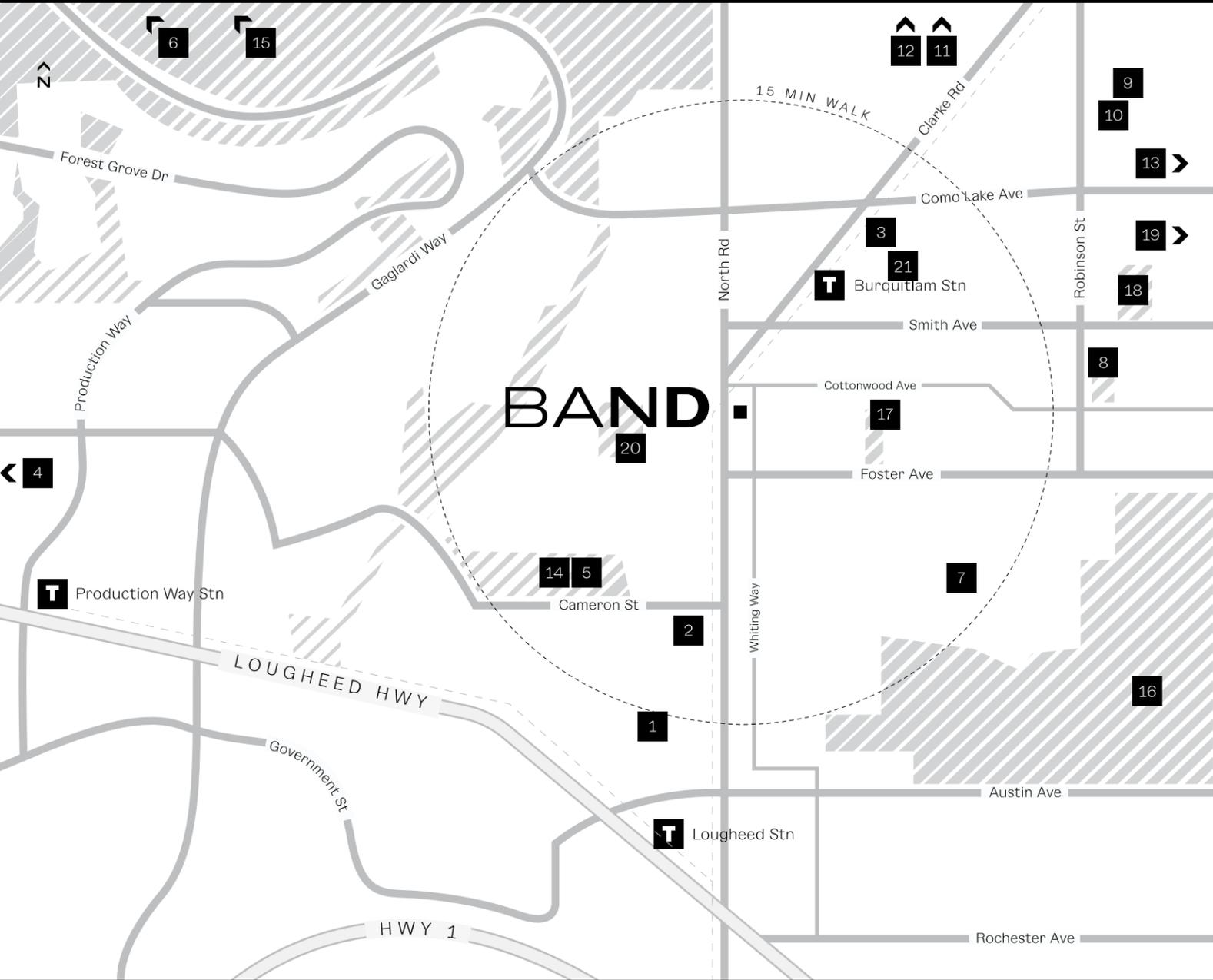
73



TRANSIT SCORE
EXCELLENT TRANSIT

70

BAND



SHOPPING / AMENITIES

1. Lougheed Mall
2. Northgate (Save On, BCL)
3. Safeway
4. Brentwood
5. Burnaby Library (Cameron Branch)

EDUCATION

6. SFU
7. Roy Stibbs Elementary
8. Mountain View Elementary
9. Miller Park Elementary
10. New Banting Middle School / École Banting Middle School
11. Port Moody Secondary School
12. École Glenayre Elementary School
13. École Dr Charles Best Secondary School

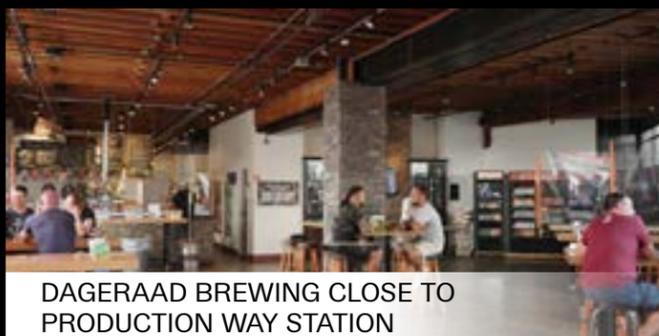
RECREATION

14. Cameron Recreation Centre
15. Burnaby Mountain
16. Vancouver Golf Club
17. Cottonwood Park
18. Mountainview Park
19. Como Lake Park
20. Burquitlam Park
21. Future YMCA

WITH A VARIETY OF AMENITIES CLOSE BY YOU CAN ACCOMPLISH MOST ERRANDS ON FOOT



6 LIQUOR STORES



DAGERAAD BREWING CLOSE TO PRODUCTION WAY STATION



8 RESTAURANTS



10 PHARMACIES



11 BURQUITLAM SKYTRAIN STATION



12 FUTURE COQUITLAM YMCA



1 SAVE-ON-FOODS



6 SAFEWAY



CAFES AND COFFEE SHOPS

PROJECT TEAM

Building on the success of previous collaborations and inspired by a shared commitment to enrich the communities in which they build, Townline and QuadReal have once again partnered to bring their wealth of expertise to Band.

TOWNLINE

Townline is a Vancouver-based developer and investor, with an unwavering commitment to enriching cities and neighbourhoods – and the lives of the people within them. For over 40 years, every Townline home has been distinguished by an unsurpassed living experience. For homebuyers. For tenants. For communities. This is the Townline way. www.townline.com

QuadReal™

QuadReal Property Group is a global real estate investment, operating and development company headquartered in Vancouver, British Columbia. Its assets under management total \$61.2 billion. From its foundation in Canada as a full-service real estate operating company, QuadReal has evolved its capabilities to invest in public and private debt and equity markets. invests directly, via programmatic partnerships and through operating companies in which it holds an ownership interest. QuadReal seeks to deliver strong investment returns while creating sustainable environments that bring value to the people and communities it serves. Now and for generations to come. QuadReal: Excellence lives here. www.quadreal.com

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FOR SALE
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COQUITLAM, BC



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