

1100 WOOLRIDGE STREET COQUITLAM, BC



COMMERCIAL DEVELOPMENT OPPORTUNITY
PARCEL A: 2.52 ACRES
PARCEL B: 0.46 ACRES

FOR SALE



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the real Canadian
Superstore

CANADIAN TIRE

STAPLES
Business DEPOT

LOUGHEED HIGHWAY (OVER 30,000 VEHICLES PER DAY)

BED BATH & BEYOND

TOYS R US



A
2.5 ACRES

B
0.45 ACRES

KING EDWARD STREET

TRANS-CANADA HIGHWAY (OVER 100,000 VEHICLES PER DAY)

THE OPPORTUNITY

South Coast British Columbia Transportation Authority (“Vendor”) has engaged Cushman & Wakefield Ltd. (“C&W”) to arrange a sale of 1100 Woolridge Street, Coquitlam, BC (the “Property”). The Property encompasses two service/commercially zoned and designated land parcels totaling 2.98 acres with the following key highlights:

- High exposure site in one of Metro Vancouver’s most established retail and service nodes.
- Significant retail activity in vicinity; surrounding anchors include: IKEA, Staples, Toy’s R Us, Bed Bath & Beyond, Canadian Tire, Real Canadian Superstore, Mark’s Warehouse, Pet Smart, Dollar Tree, Sleep Country and others.
- Location between Lougheed Highway and Trans-Canada Highway carrying over 30,000 and 100,000 daily vehicles, respectively.
- Excellent visibility from Lougheed Highway, Trans-Canada Highway, and the new King Edward Street overpass.
- Close to 600 feet of frontage on Trans-Canada Highway
- Good ingress and egress with wide frontage onto the newly improved/realigned Woolridge Street.
- Location just north of the proposed “Village at Fraser Mills” development, expected to add over 4,500 new homes over the mid term.
- Unimproved site ready for development.

OFFERING PROCESS

Bid process, inviting prospective purchasers to submit offers to purchase the Property through C&W for consideration of the Vendor. To expedite offer review process, prospective purchasers are invited to use TransLink’s suggested offer form available on the Property’s due diligence website: www.cwvancouver.ca/1100WoolridgeStreet/

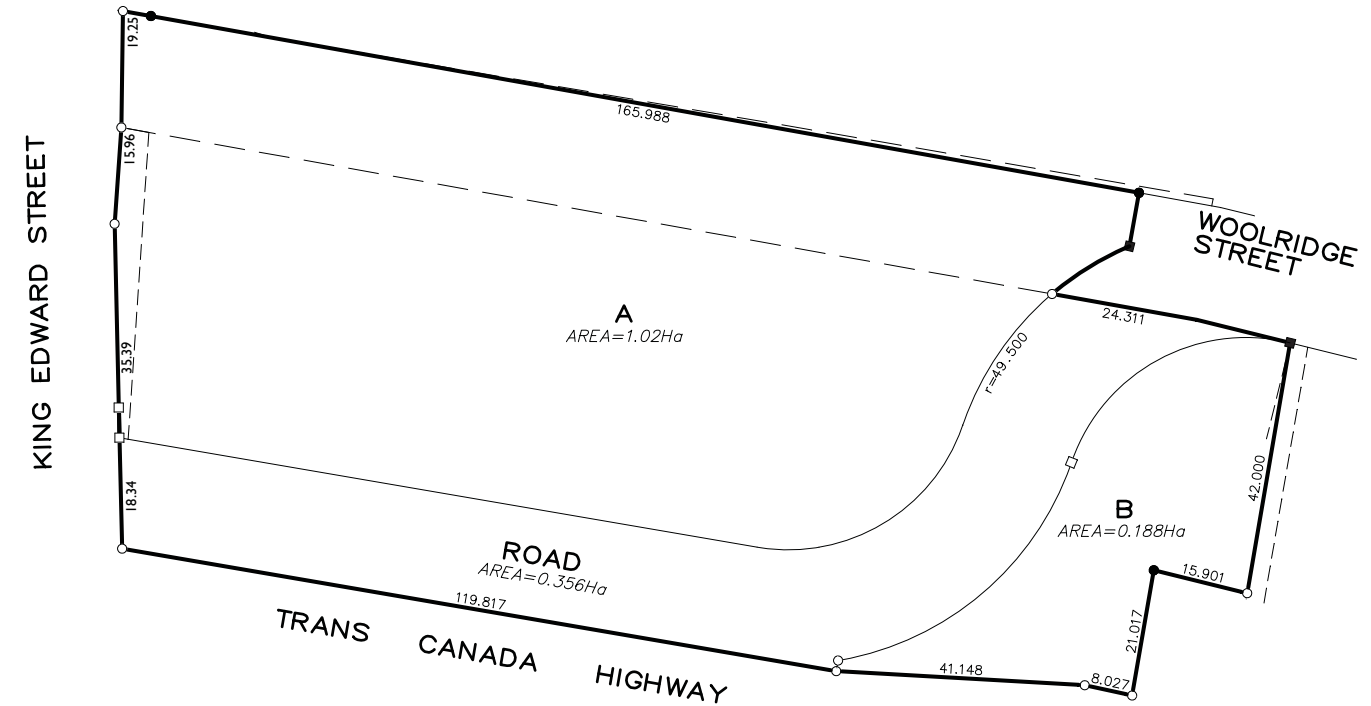
PRICE

The Vendor has elected not to establish an asking price for the Property.

BASIC FACTS

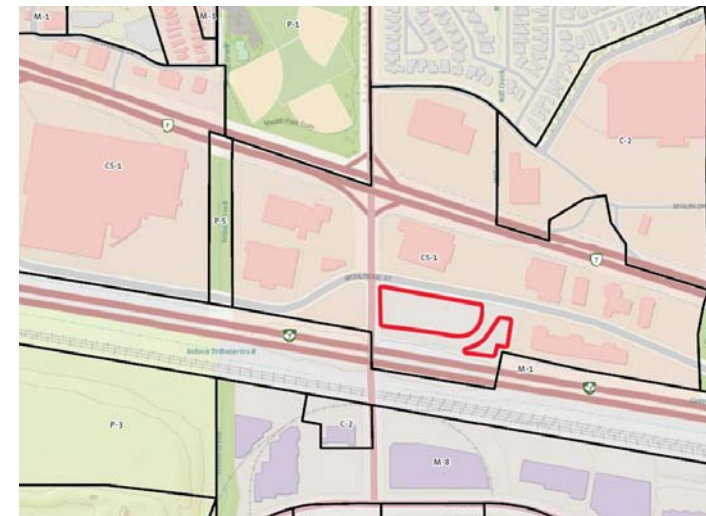
LAND AREA	ACRES	SQUARE FEET
PARCEL “A”	2.52	109,771
PARCEL “B”	0.46	20,037
TOTAL	2.98	129,808
ZONING	Service Commercial (CS-1)	
BASIC DENSITY	0.4 times the lot area	

LEGAL PLAN



LAND USE CONTROLS

ZONING



OFFICIAL COMMUNITY PLAN



PERMITTED USES

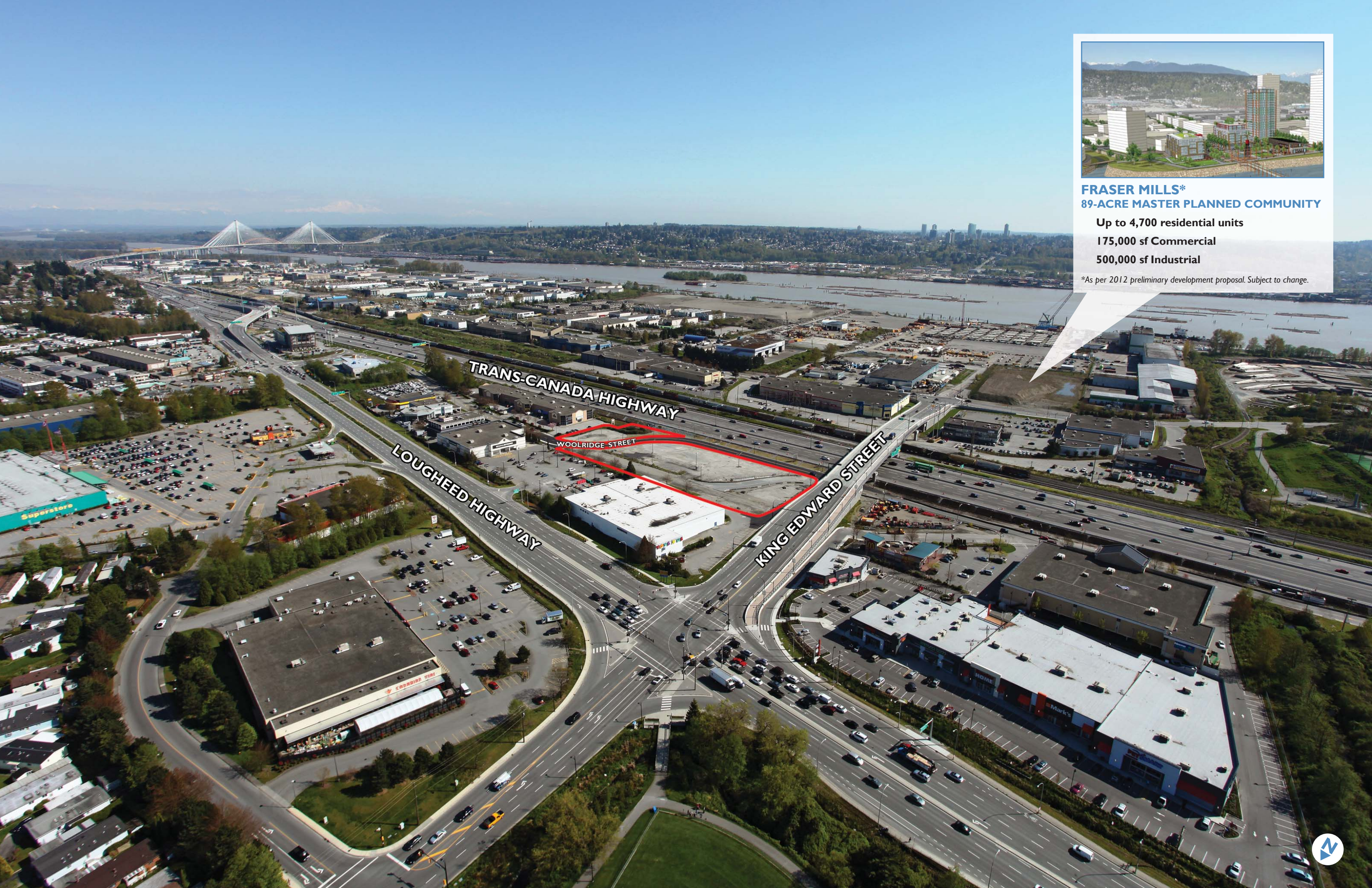
- Auto service, washing, repair
- Banks
- Civic uses
- Entertainment
- Extensive recreation
- Household services and dry-cleaning
- Laboratories
- Liquor store
- Non-medical health services
- Offices (specific)
- Retail sales
- Restaurants, including drive-thrus
- Tourist accommodation

MINIMUM LOT SIZES

Commercial	9,957 sf
Service	14,961 sf
Tourist accommodation	24,972 sf

DENSITY

Base	0.40 FSR
Tourist accommodation	+0.45 FSR
Accessory office	+0.30 FSR



FRASER MILLS*
89-ACRE MASTER PLANNED COMMUNITY

- Up to 4,700 residential units
- 175,000 sf Commercial
- 500,000 sf Industrial

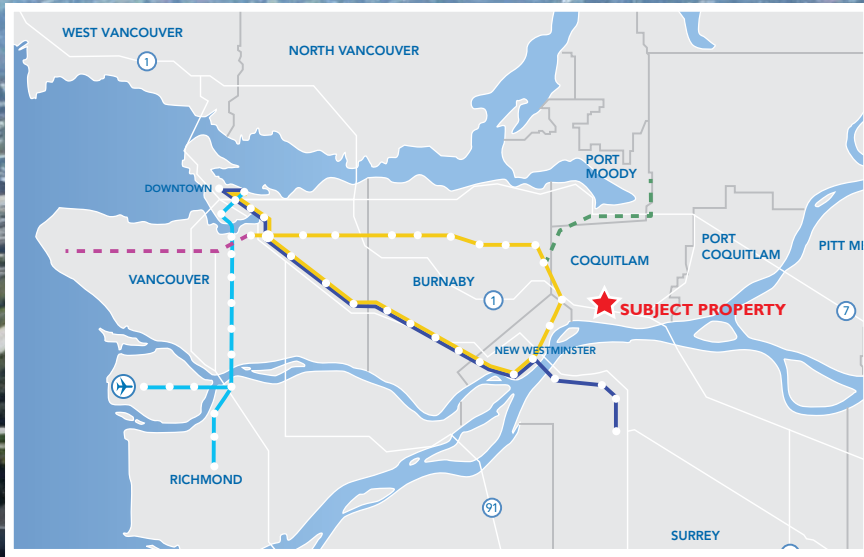
**As per 2012 preliminary development proposal. Subject to change.*



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Commercial Development Opportunity

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*Kevin Meikle is licensed with K.H.M. Realty Ltd. and has a contractual relationship with Cushman & Wakefield Ltd.
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