



HIGHPOINT

510 Clarke Rd
Coquitlam, BC



PROPERTY LEASING BROCHURE

PROJECT SUMMARY

Highpoint, developed by Ledingham McAllister, located at 510 Clarke Road, Coquitlam BC soars 52 storeys above Coquitlam's hottest up-and-coming neighbourhood (Burquitlam) and boasts 15,430 square feet of retail for lease. Situated adjacent to the Burquitlam SkyTrain Station, with high visibility frontage on Clarke Road, the retail units at Highpoint are poised to capture the areas rapidly growing residential population. Burquitlam is quickly being recognized for its convenient access to big-city amenities while affording luxury living and rapid transit connectivity throughout the Lower Mainland. Completion is scheduled for Q1 2025. Retail 100% leased!

- 15,526 SF of retail below 303 Luxury Condo units and 128 market residential rental units.
- Retail units feature direct exposure to Clarke Rd., with attractive streetscape and patio opportunities.
- Opportunity to secure prime retail in a rapidly densifying node served by rapid transit, 9,000 to 10,000 new homes are anticipated in the area over the next 20 to 25 years.
- One minute walk to Burquitlam SkyTrain station.
- Approximately 30 underground commercial parking stalls.



PRIME RETAIL OPPORTUNITY

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DETAILS

<p>⚡ <u>Available Space:</u> 100% Leased!</p>	<p>⚡ <u>Co-Tenants:</u> Vancity, Popeyes, Tree's Coffee and Cheesecake, AMC Insurance, Uncle Fatih's Pizza, NuSmile Ortho, Dentist, Optimal Health Collective & Sushi California!</p>
<p>⚡ <u>Timing:</u> Q1 2025</p>	<p>⚡ Approx. 30 underground parking stalls for retail</p>
<p>⚡ Adjacent to Burquitlam SkyTrain Station</p>	<p>⚡ 431 residential units on site trading to the retail units</p>

AREA TENANTS



DEMOGRAPHICS

	0.5KM	1KM	3KM
2022 Population	5,295	14,586	83,383
2027 Population	5,846	15,929	92,195
2022 Average HH Income	\$81,154	\$102,799	\$111,302
2027 Average HH Income	\$93,311	\$120,423	\$130,372

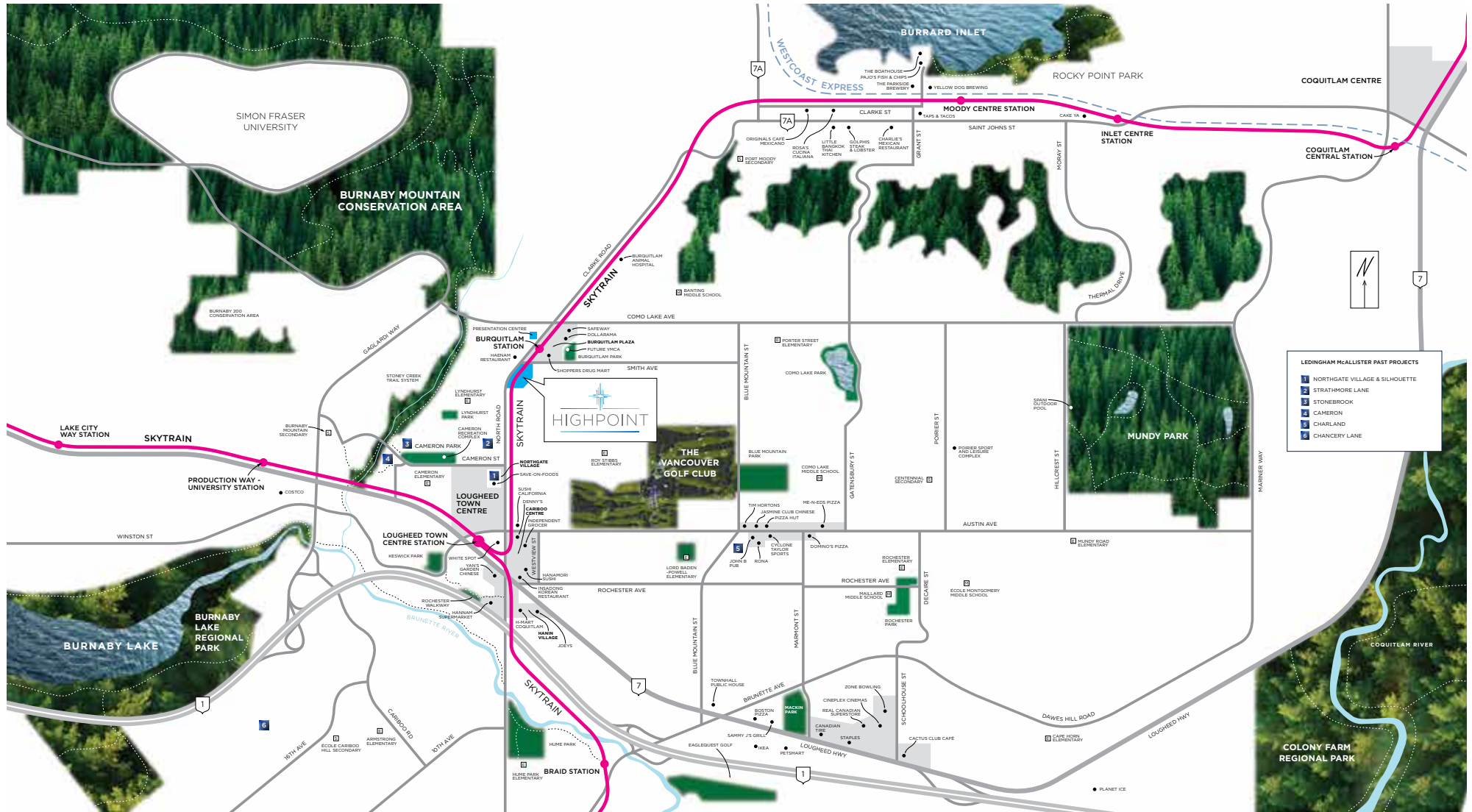
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NEIGHBOURHOOD MAP



- LEDINGHAM McALLISTER PAST PROJECTS**
- 1 NORTHGATE VILLAGE & SILHOUETTE
 - 2 STRATHMORE LANE
 - 3 STONEBROOK
 - 4 CAMERON
 - 5 CHARLAND
 - 6 CHANCERY LANE

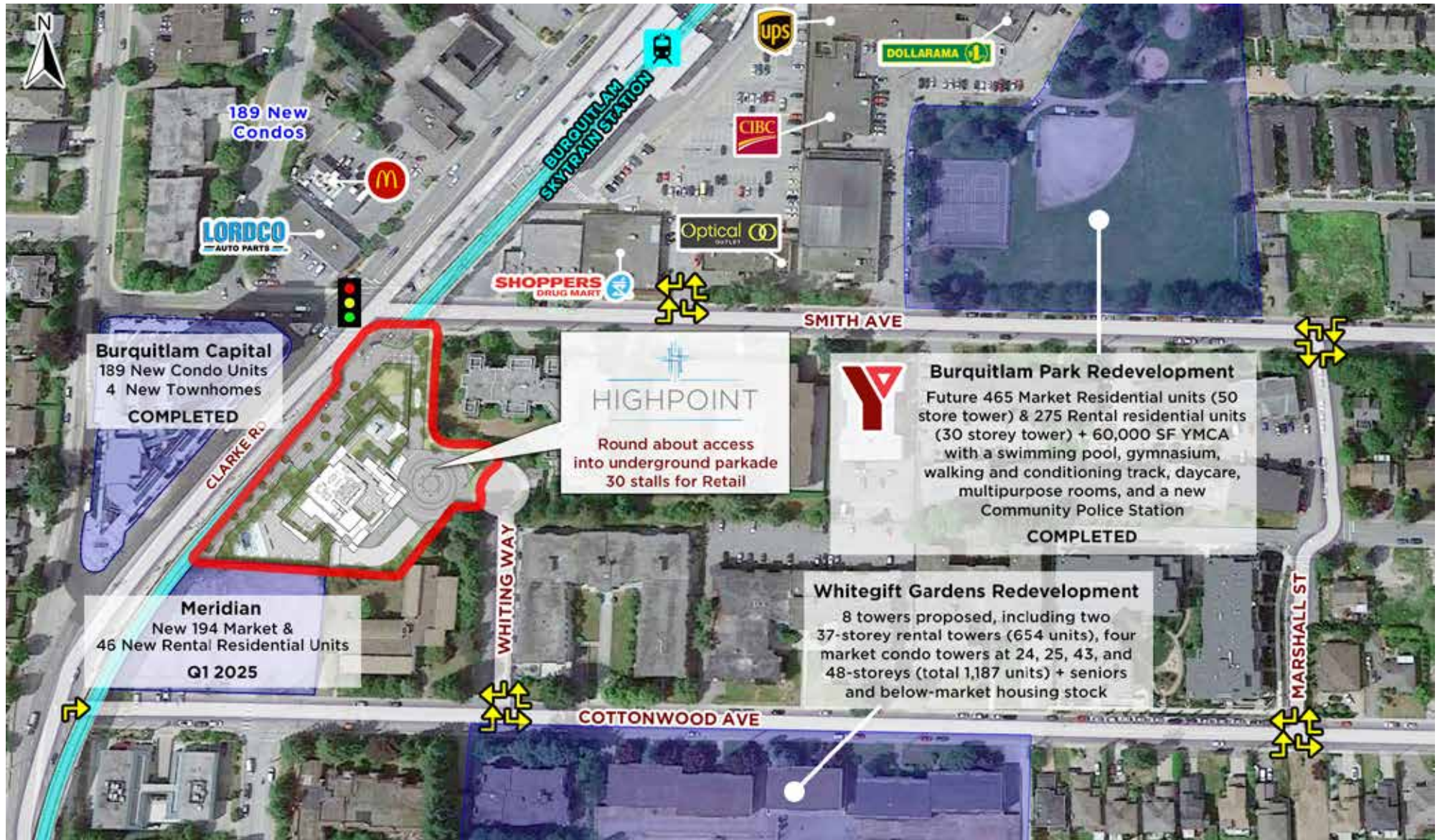
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DENSITY MAP



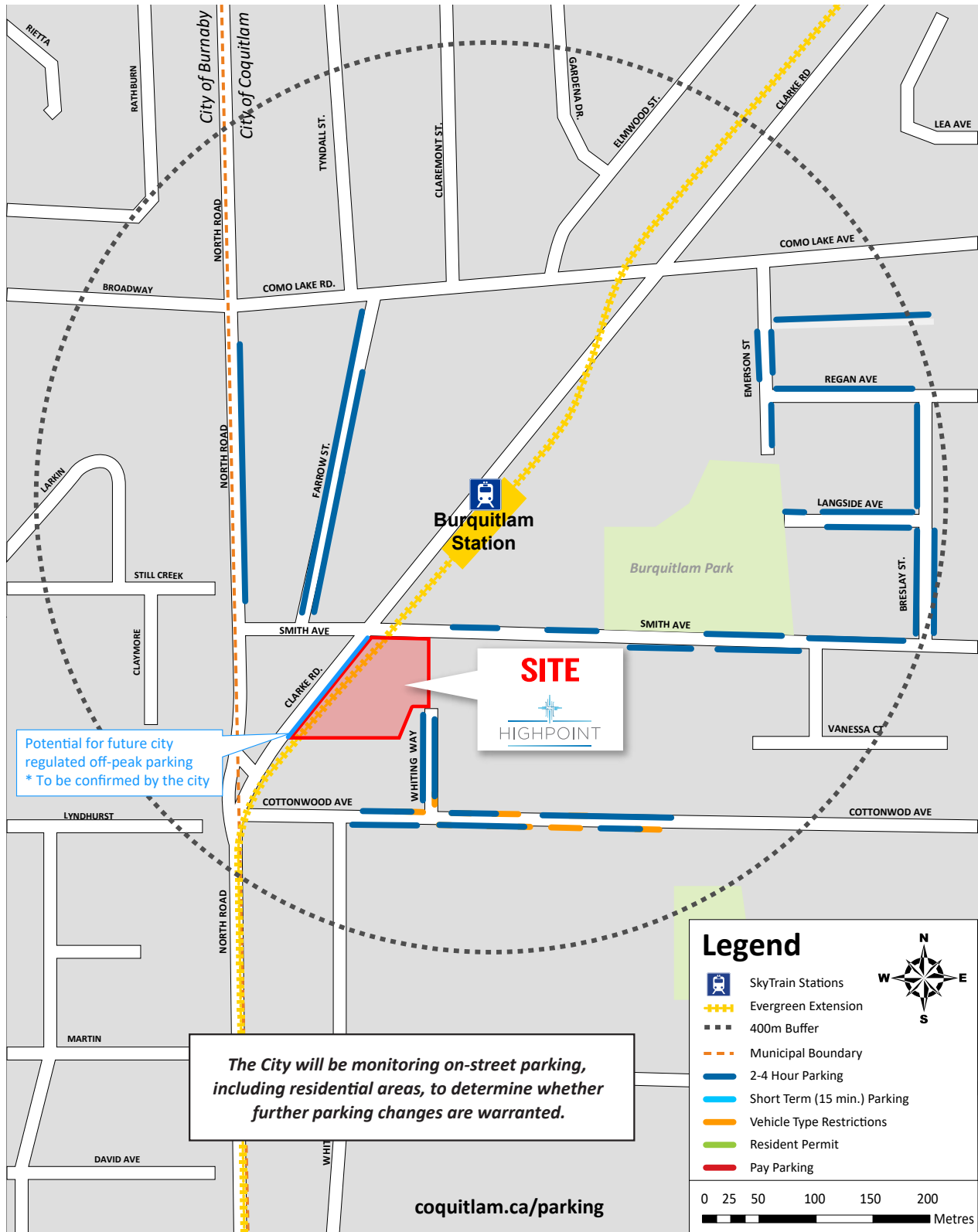
Burquitlam Area Plan calls for higher-density, high-rise development centred around the SkyTrain stations and along North Road, giving way to medium-density homes (such as townhouses, row homes and fourplexes) and detached single family homes further away. Up to 9,000 to 10,000 new homes are anticipated in the area over the next 20 to 25 years.

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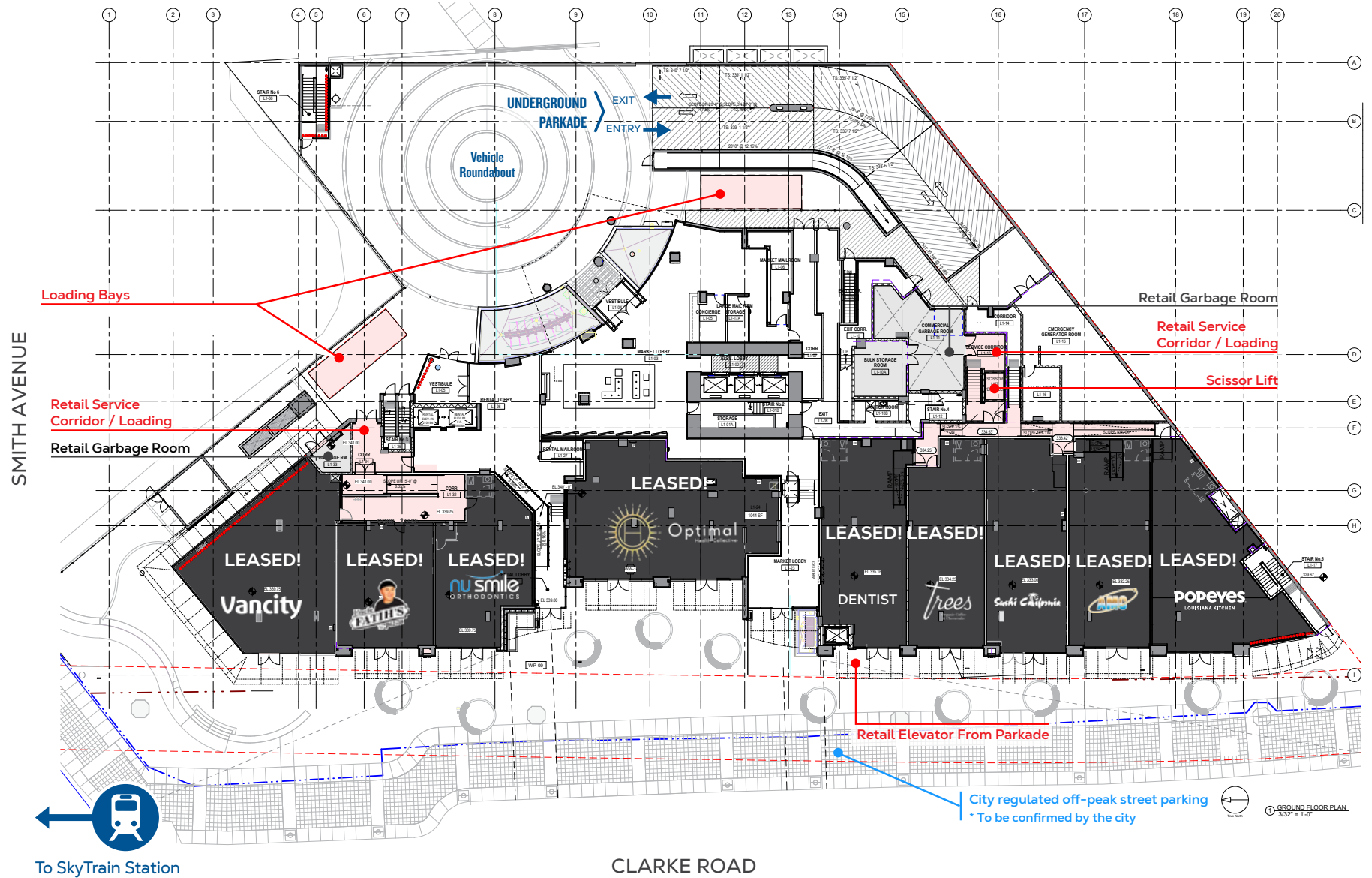


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STREET PARKING MAP



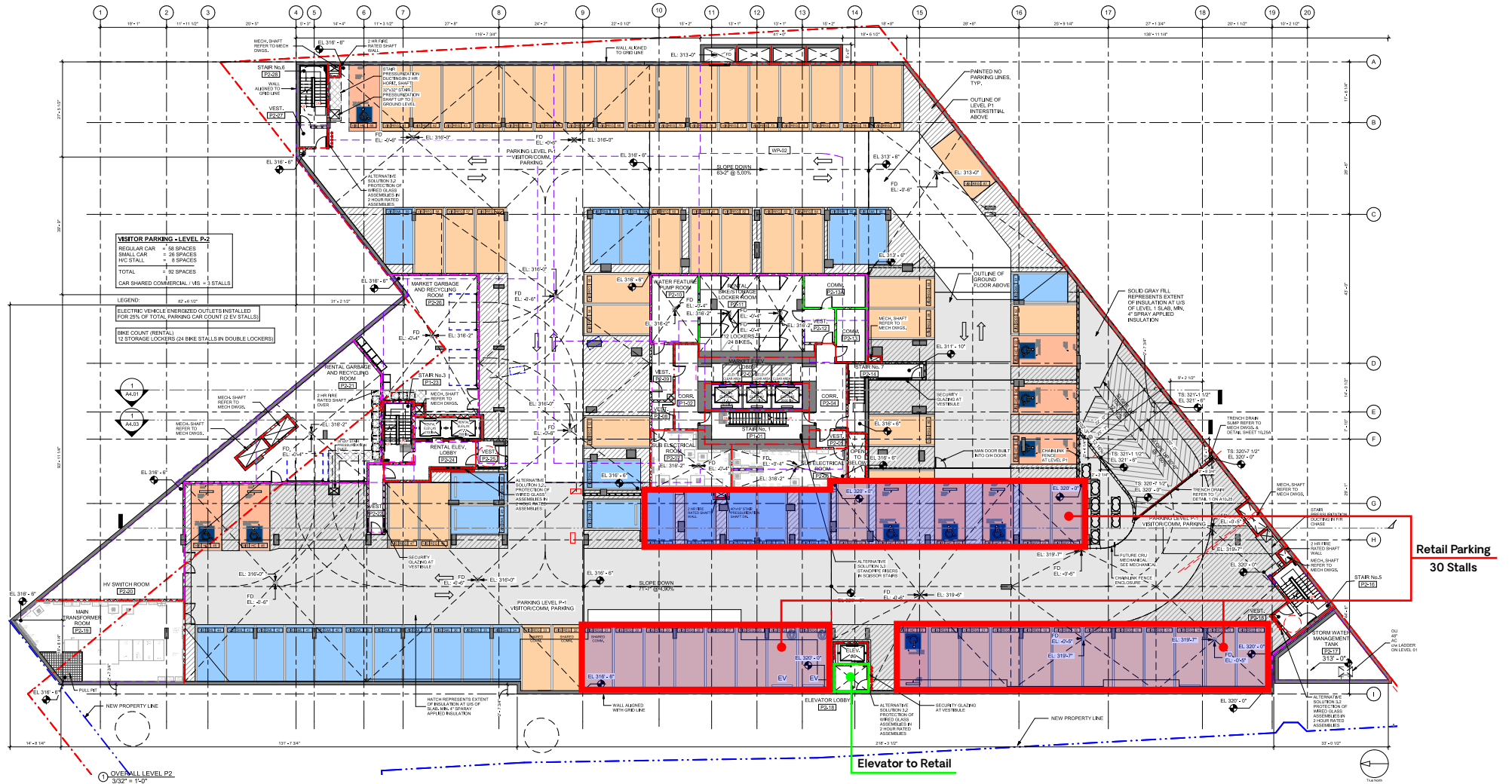
SITE PLAN



Available
 Conditionally Leased/Under Negotiations
 Leased

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P1 PARKING PLAN



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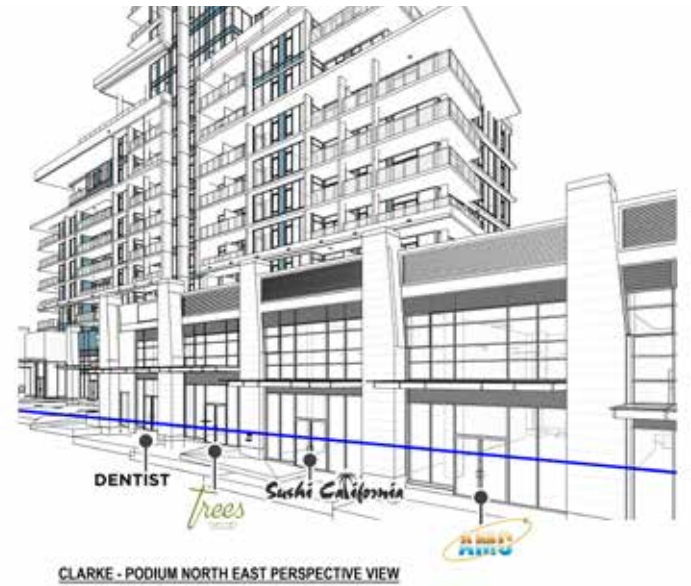
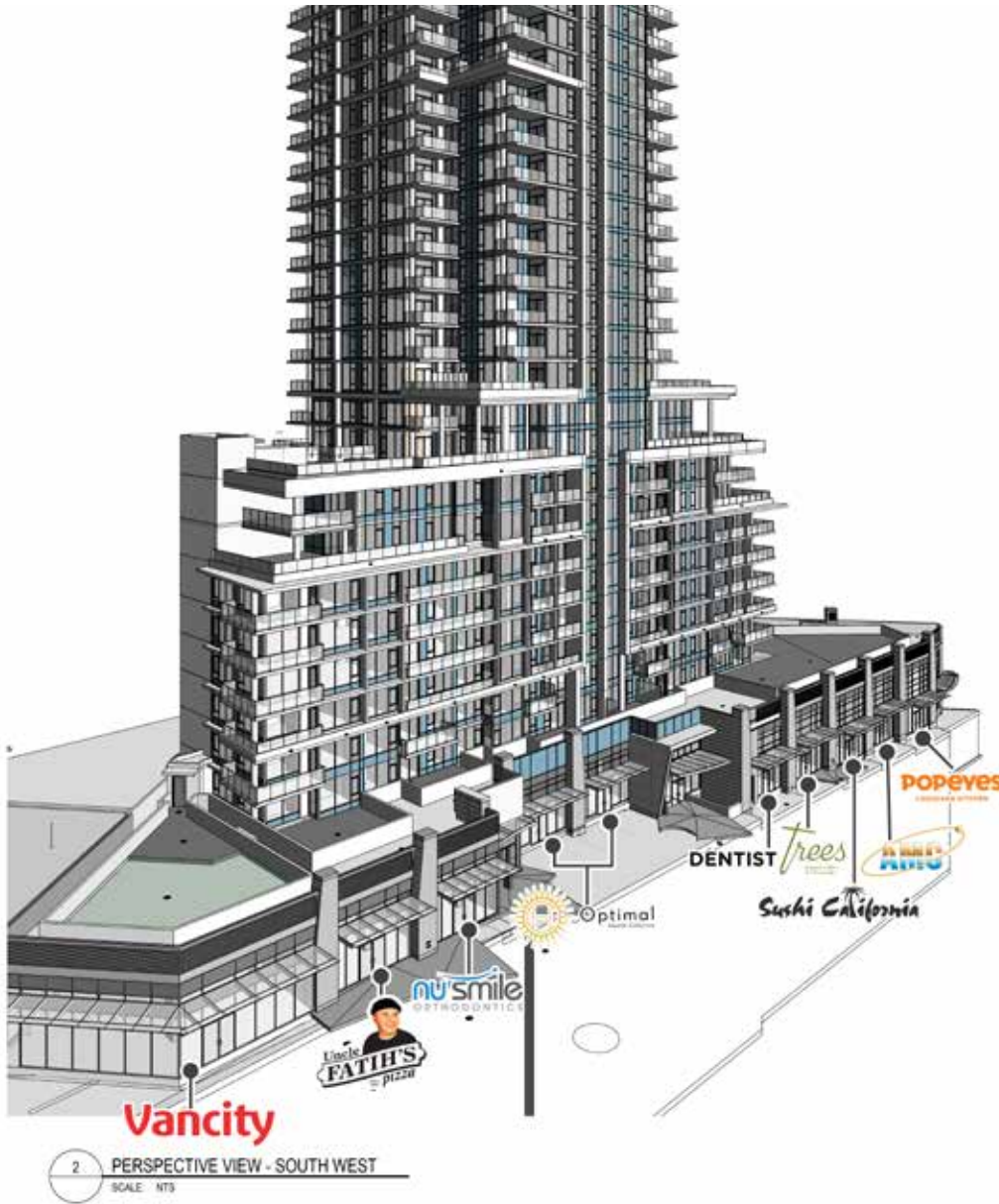
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RENDERINGS



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RENDERINGS



COMMUNITY HIGHLIGHTS



CONNECTED TO IT ALL, BURQUITLAM SKYTRAIN STATION STEPS AWAY



NEW YMCA + IMPROVED PARK SPACE



OVER 12 ACRES OF PARKS



RAPIDLY DENSIFYING COMMUNITY & CUSTOMER BASE

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