



KADENCE

1175 Pipeline Road
Coquitlam, BC

PROPERTY LEASING BROCHURE

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1595 – 650 West Georgia Street, Vancouver, BC V6B 4N8

PROJECT SUMMARY

1,071 square foot retail unit with a patio available for lease steps away for both Lincoln & Lafarge Lake-Douglas SkyTrain Station, in a rapidly growing area of Coquitlam. The Kadence retail unit will be located below a 25-story residential tower with approximately 200 units and next door to five other residential developments sites ranging from 5-25 stories. The area is rapidly densifying, making it a prime location for cafes, restaurants, or professional services such as medical and dental. Don't miss out on this chance to establish your business in a thriving community.



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DETAILS

✦ Available Retail: 1,071 SF + 429 SF Patio

✦ Rents: Contact Listing Agent

✦ Ideal for: Cafe, restaurant, salon & professional services

✦ Retail unit with patio opportunity at base of new high-rise residential development

✦ Timing: Mid-late 2027

✦ Rents: Contact Listing Agent

AREA TENANTS

save **on** foods

REAL CANADIAN
SUPERSTORE

SHOPPERS
DRUG MART

COQUITLAM CENTRE

Walmart

HUDSON'S BAY

CACTUS CLUB CAFE

T&T
大統華

UNI
QLO

BEST
BUY

SPORTCHEK

DEMOGRAPHICS

	0.5KM	1KM	3KM
2022 Population	9,035	22,349	115,085
2027 Population	9,865	25,510	126,506
2022 Average HH Income	\$87,528	\$85,347	\$115,203
2027 Average HH Income	\$103,082	\$100,688	\$132,774

CONTACTS

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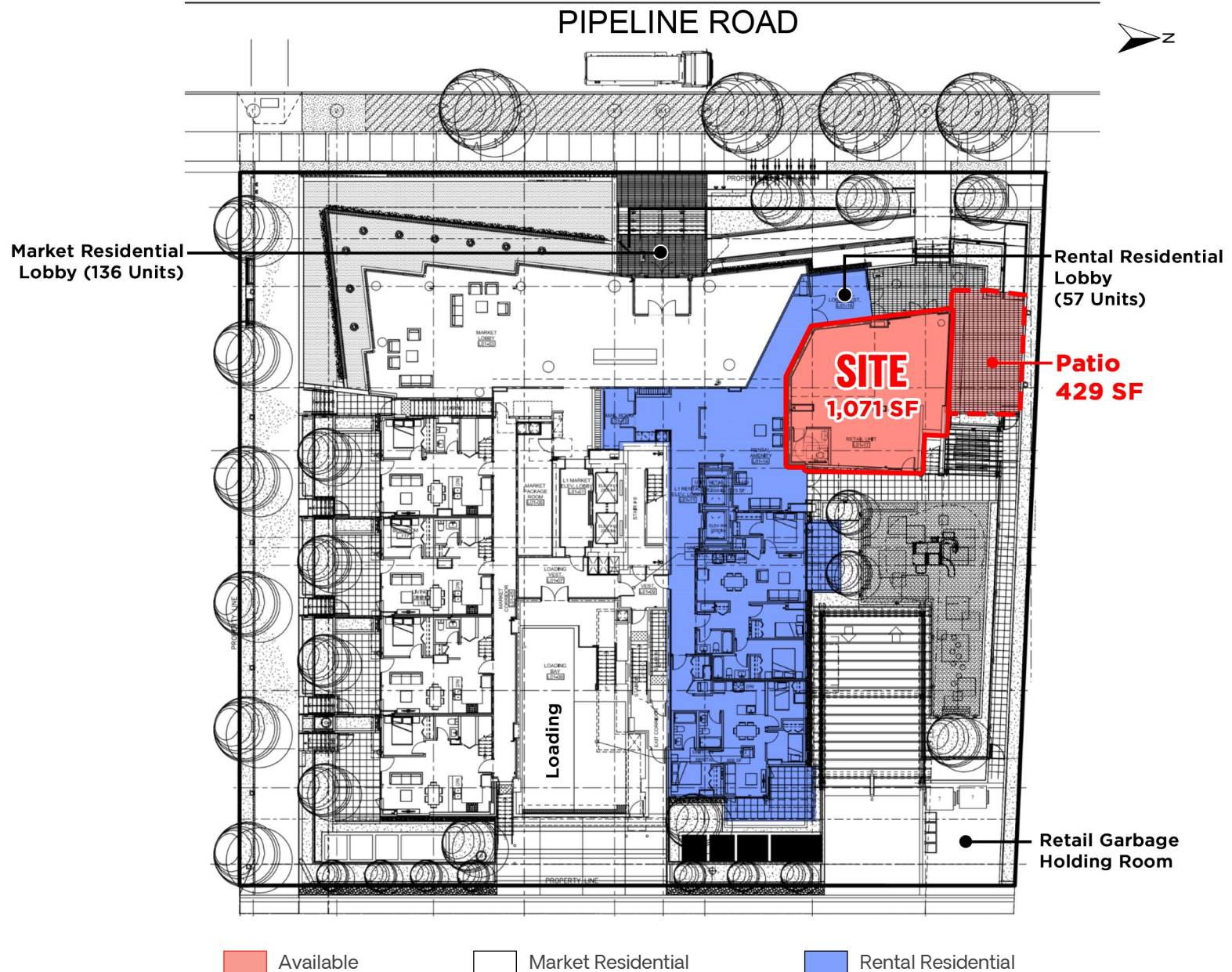
MASTER PLAN



INDICATIVE MASTERPLAN/ DESIGN

SITE PLAN

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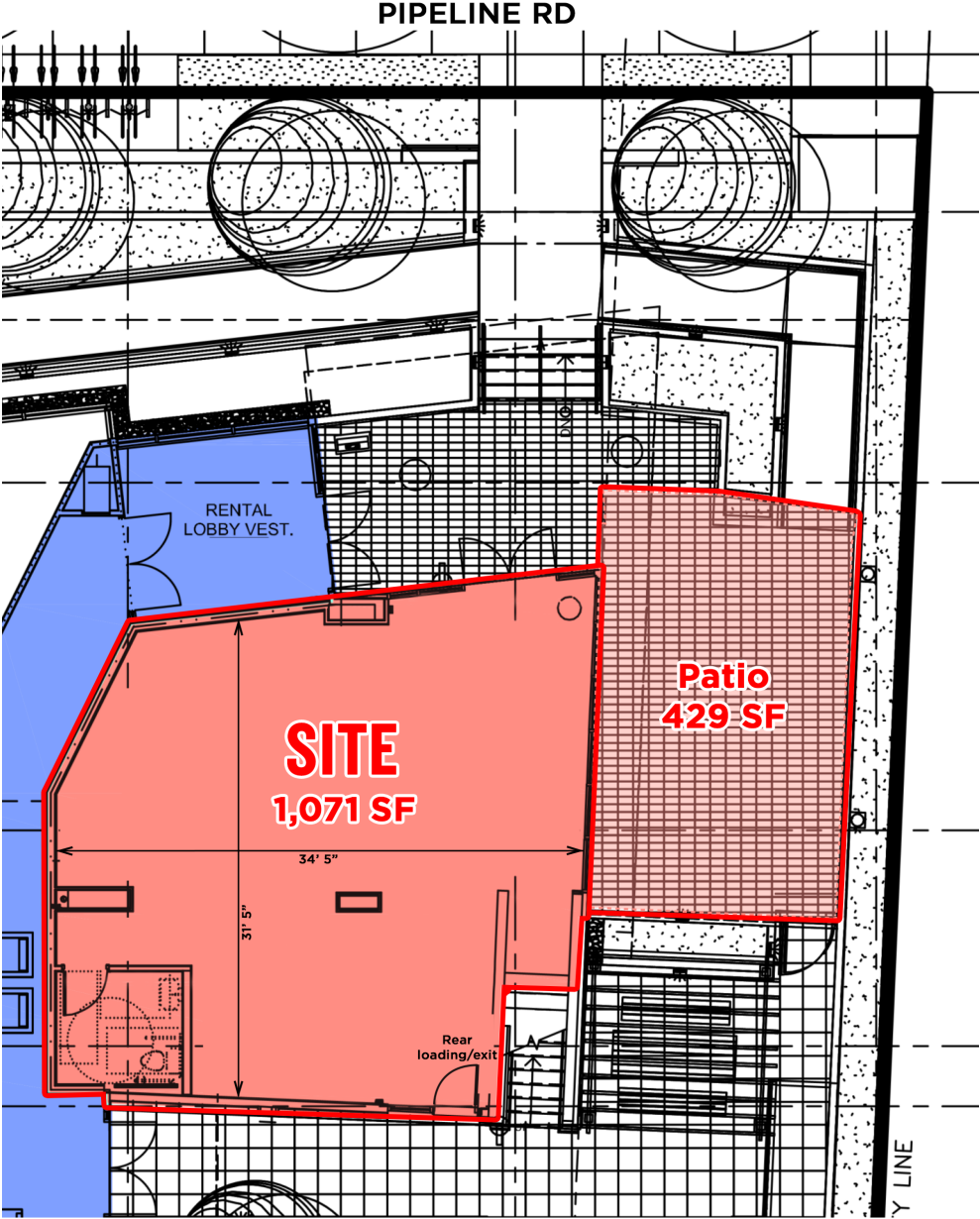
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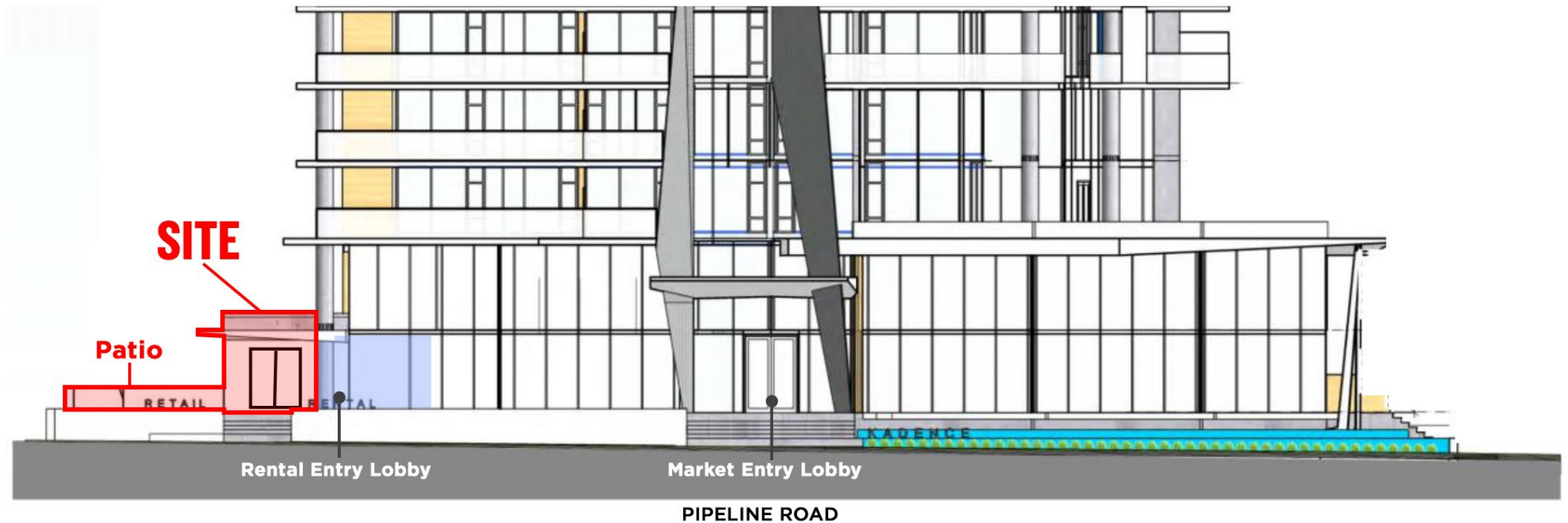
FLOOR PLAN



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ELEVATION

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