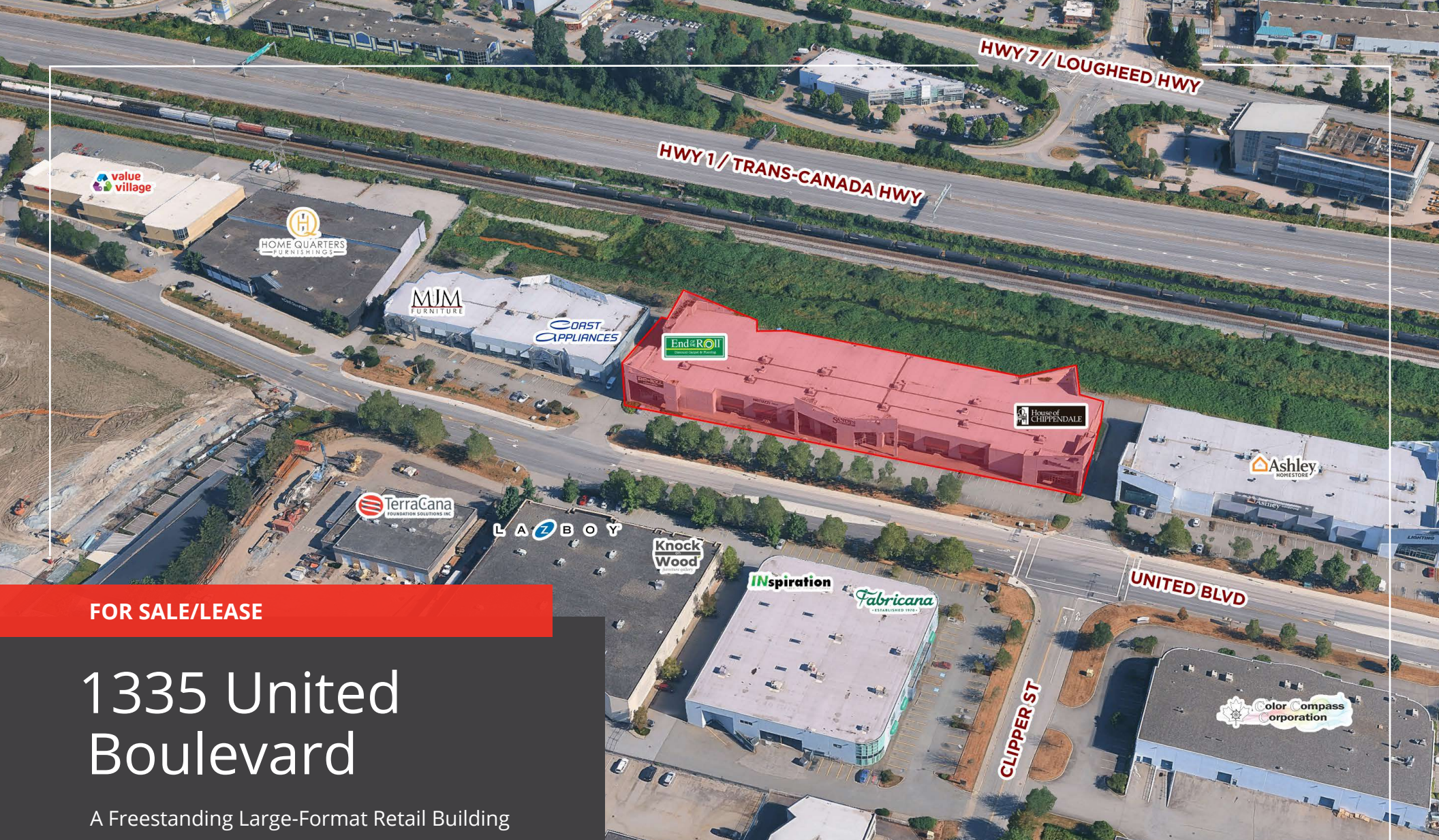




FOR SALE/LEASE

1335 United Boulevard

A Freestanding Large-Format Retail Building

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 **SITINGS**

 **Colliers**

A Premier Retail Occupier/ Investment Opportunity

Rare opportunity to acquire or lease a prominent, freestanding large-format retail building with exceptional exposure to both United Boulevard and Highway 1. Ideally situated within Coquitlam's primary commercial corridor, the property appeals to investors, owner-users, developers, and tenants seeking a high-profile retail asset with strong long-term value. The building offers flexible configuration potential and outstanding visibility along one of the region's most traveled transportation routes, ensuring sustained demand for years to come.

Strategically positioned in the heart of the Lower Mainland, the property is just minutes from the Port Mann Bridge, one of the region's busiest arterial connections with nearly 168,000 vehicles crossing per day (Global News). This prime location provides unmatched regional connectivity across Metro Vancouver and the Fraser Valley.





Prime Acquisition

Rare opportunity to acquire or lease a prominent freestanding large-format retail building along United Boulevard.



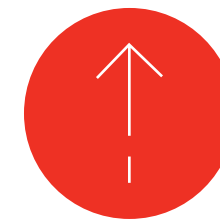
Exceptional Exposure

Excellent visibility and direct exposure to Highway 1 in the heart of Coquitlam's key commercial corridor.



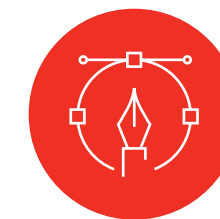
Strategic Location

Centrally located for Metro Vancouver distribution and service operation with quick access to major transportation routes such as Highway 1 and Highway 7.



On the Edge of Growth

Beedie Living's Fraser Mills mixed-use community was recently approved nearby. See page 13 for detail.



Optimal Design

Well designed layout to accommodate a variety of tenants and uses. Ample customer parking and exposure to United Boulevard with over 17,600 (2018) vehicles per day as well as Highway 1 with over 150,000 vehicles crossing Port Mann Bridge daily (2018).



High Performance Retail Cluster

Surrounded by a mix of national retailers including IKEA, The Home Depot, and Canadian Tire.

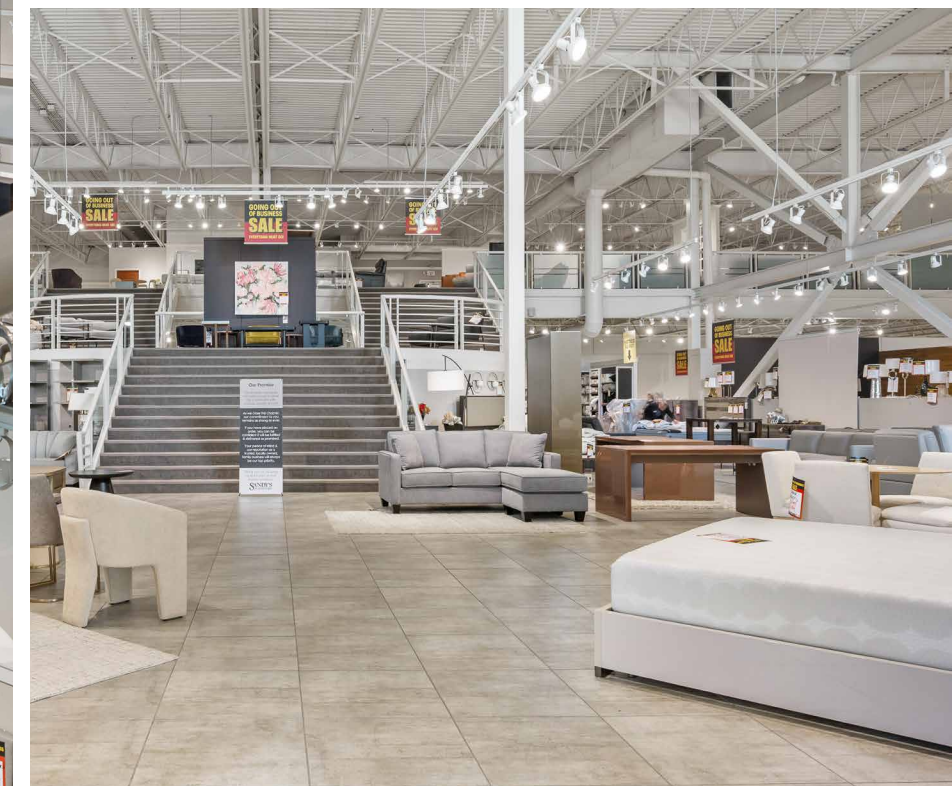


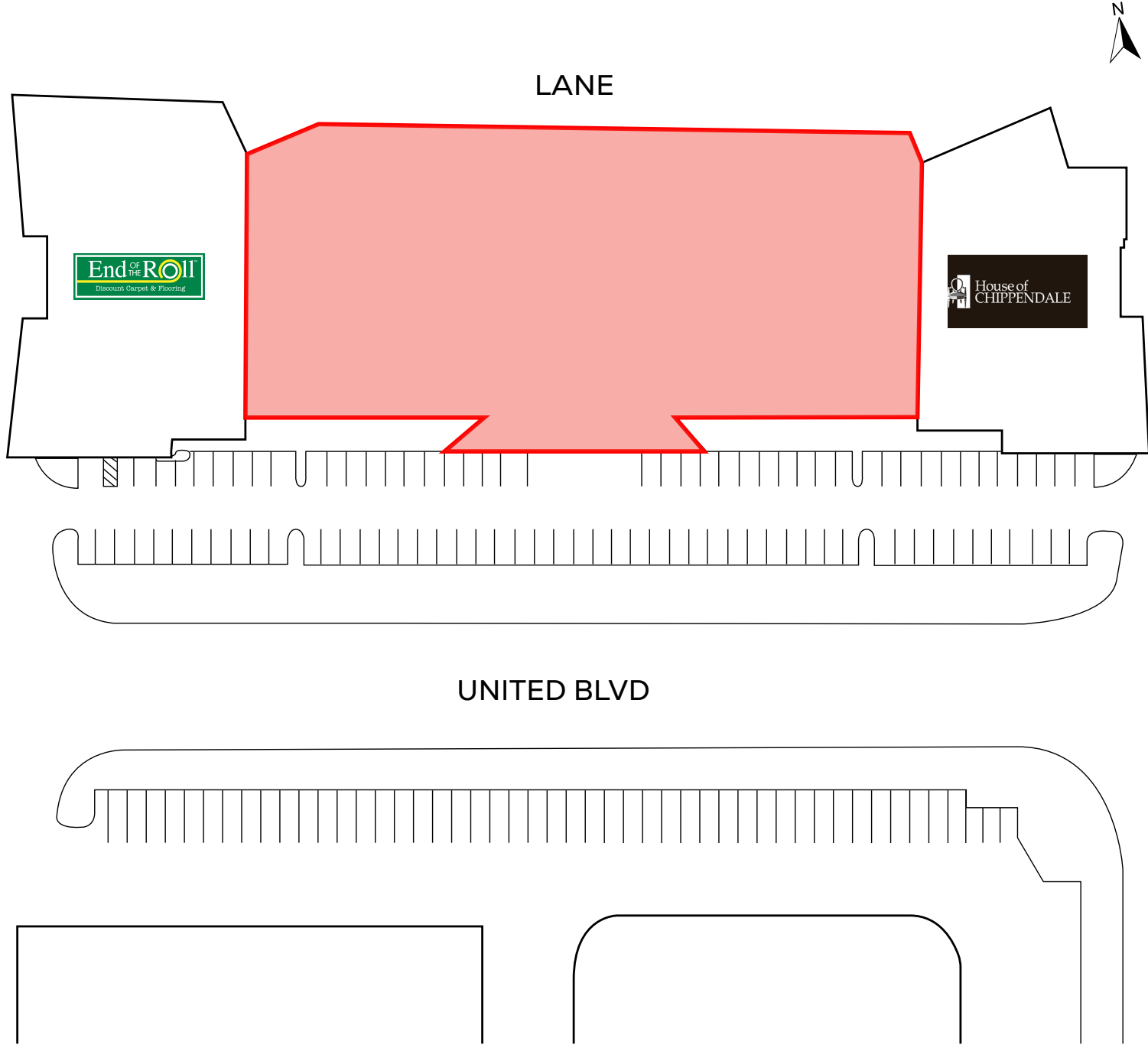
Potential Income Growth

Situated in a high-traffic, established commercial node, with excellent potential to increase revenue over time.

1335 United is a 93,400 square foot freestanding large-format retail building featuring 69,200 square feet on the main floor and an additional 24,200 square feet of mezzanine space. The building offers excellent functionality with high 24.8-foot clear ceilings (top of floor to underside of roof truss) and a versatile layout suited to a wide range of showroom or retail warehouse uses. The property is currently partially occupied by two established tenants, House of Chippendale Furniture (17,500 SF) and End of the Roll (10,000 SF), both situated at opposite ends of the building.

The balance of the premises provides a rare large-format availability within one of Coquitlam's most active commercial corridors. Site access is exceptional, with full movement access via the signalized intersection at United Boulevard and Clipper Street, as well as direct right-in/left-in access from United Boulevard on the west side of the property. The building also features nine dock-style loading bays at the rear, four of which are currently utilized by existing tenants, offering strong loading flexibility for future users or tenants.





Property Type	Prominent freestanding large-format retail building		
Municipal Address	1335 United Boulevard, Coquitlam, BC		
Available Area	Main Floor	46,700 SF	
	Mezzanine	19,200 SF	
	Total	65,900 SF	
Building Size	Main Floor:	69,200 SF	
	Mezzanine:	24,200 SF	
	Total:	93,400 SF	
Site Size	5.89 acres		
Site Coverage	27%		
Zoning	B-1 (Business Enterprise Zone)		
Ceiling Heights	24.80 ft (top of floor to underside of roof truss, not including mezzanine area)		
Loading	9 total bay doors (4 used by existing tenants)		

Active Leases	Tenant	Rentable Area (SF)	Expiry Date	Comments
	House of Chippendale	17,500	May 30, 2027	1 option to renew of 5 years
	End Of The Roll	10,000	October 31, 2028	1 option to renew of 5 years
Parking	95 stalls			
Asking Price	Please Contact Listing Agents			
Asking Rate	Please Contact Listing Agents			





Access to multiple
highways



Steps away
from multiple
bus stops



6 min drive from
Braid SkyTrain
Station

Transport

- 1 Braid SkyTrain Station
- 2 Lougheed SkyTrain Station
- 3 Lougheed Highway / Highway 7 Access
- 4 Highway 1 Access
- 5 EB United Boulevard Bus Stop
- 6 WB United Boulevard Bus Stop

Automotive Retailers

- 1 Go Kia West
- 2 Dealer Canada
- 3 Lougheed Hyundai
- 4 Lougheed Acura
- 5 YVR Auto Group

Restaurants

- 1 Olivier's La Boulangerie
- 2 Tim Hortons / Wendy's
- 3 Triple O's
- 4 Asylum Restaurant + Casino Lounge
- 5 Cactus Club Cafe
- 6 C Market Coffee
- 7 Browns Socialhouse
- 8 Kim's BBQ House
- 9 Woody's Pub

Retailers

- 1 End Of The Roll Flooring
- 2 House of Chippendale
- 3 Ashley HomeStore
- 4 Coast Appliances
- 5 Home Quarters Furnishings
- 6 Value Village
- 7 La-Z-Boy Furniture Galleries
- 8 Inspiration Furniture
- 9 Leon's Furniture
- 10 ScanDesigns Furniture
- 11 Jordans Flooring
- 12 The Home Depot
- 13 GreenTee Golf Shop
- 14 The Brick
- 15 T&T Supermarket
- 16 IKEA Coquitlam
- 17 Canadian Tire
- 18 Staples
- 19 Real Canadian Superstore
- 20 Dollarama
- 21 Winners & HomeSense
- 22 Party City
- 23 Skechers Warehouse Outlet

Fraser Mills

The area surrounding 1335 United is undergoing a major transformation with the Fraser Mills development, a landmark project by Beedie Living is set to redefine Coquitlam's waterfront. Spanning 96 acres, the development will integrate residential, commercial, office, light industrial, and recreational spaces, creating a vibrant mixed-use community. Fraser Mills will include 5,500 new homes across 20 buildings, along with 460 market and non-market rental units and approximately 100,000 square feet of commercial and retail space. This large-scale redevelopment is set to dramatically enhance the local amenities, traffic, and long-term value of the surrounding area, making 1335 United a prime opportunity for investors, owner-users, and tenants seeking a property in a highly dynamic and rapidly growing district.

5

MIN DRIVE TO BRAID
SKYTRAIN STATION

9

MIN DRIVE TO
COQUITLAM CENTRE

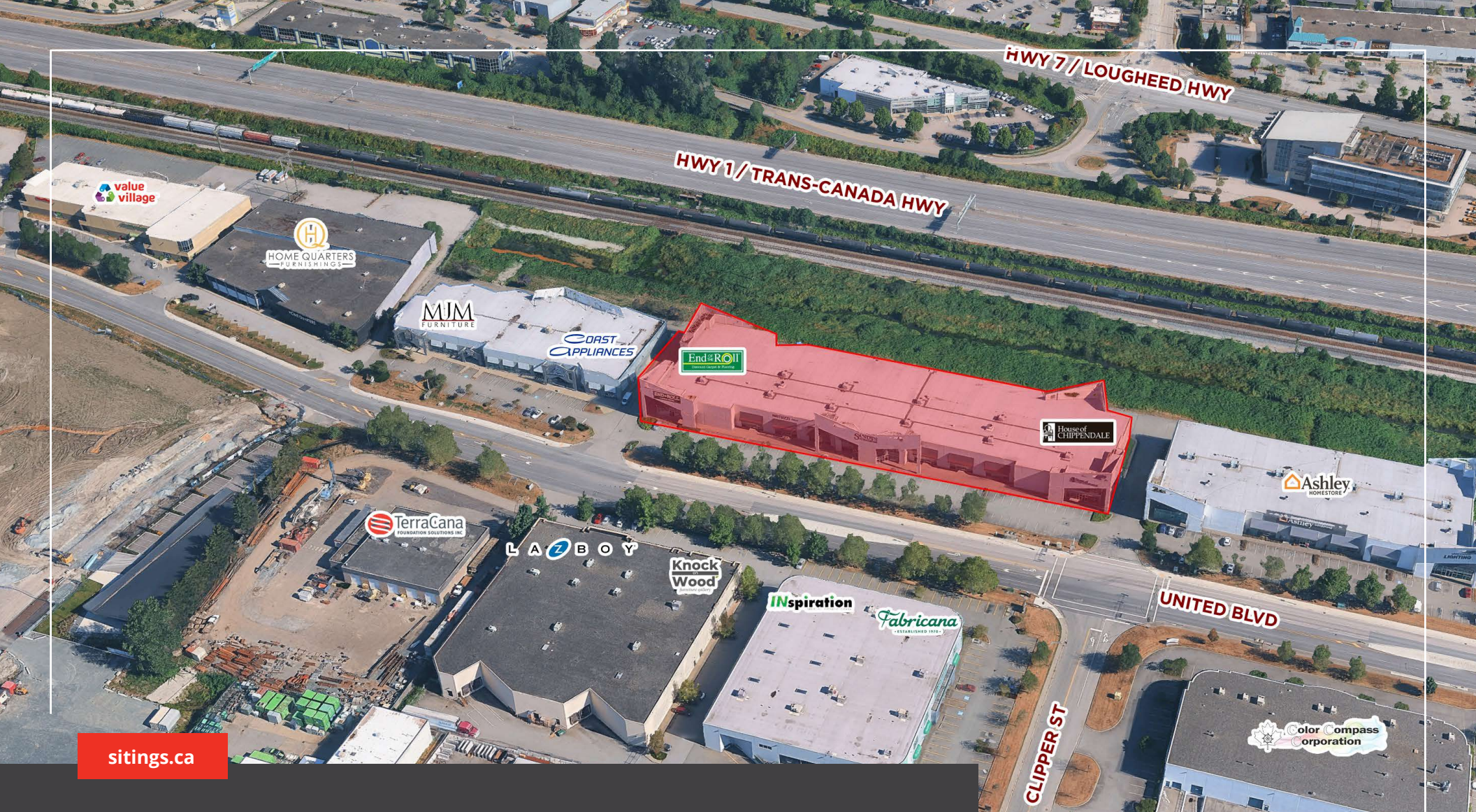
25

MIN DRIVE TO THE HEART OF
DOWNTOWN VANCOUVER



FREQUENT TRANSIT
NETWORK





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