SITINGS



1,548 SF UNIT WITH DRIVE-THRU

FOR LEASE

1988 UNITED BLVD, COQUITLAM, BC

SITINGS REALTY LTD.
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PROJECT SUMMARY

Located at 1988 United Boulevard in Coquitlam, this 1,548 SF retail opportunity offers a dedicated drive-thru, separate from the existing Triple O's operation. Positioned at the corner of United Boulevard and Schooner Street, the property benefits from exposure along an established commercial corridor surrounded by major retailers and businesses. With convenient access, on-site parking, and existing drive-thru infrastructure, the space presents an attractive opportunity for food and beverage operators seeking a presence in Coquitlam.

- Dedicated drive-thru lane.
- Prominent exposure along United Boulevard.
- Existing retail building with on-site customer parking.
- Located near established national retailers, including The Home Depot.



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DETAILS

Size:	1,548 SF
Base Rent:	Please Contact Listing Agents
Additional Rent:	$23.96 PSF (2026 est.)
Parking:	Ample surface parking available
Drive-Thru:	Yes
Occupancy:	March 2027

AREA TENANTS

DEMOGRAPHICS

Drive-Time Radius	7 MIN	10 MIN	15 MIN
2025 Population	20,152	167,087	560,785
2030 Population Projections	21,128	178,713	607,116
2025 Daytime Population	34,227	152,882	509,263
2025 Average HH Income	$136,672	$134,223	$131,404

CONTACT

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Sitings Realty Ltd

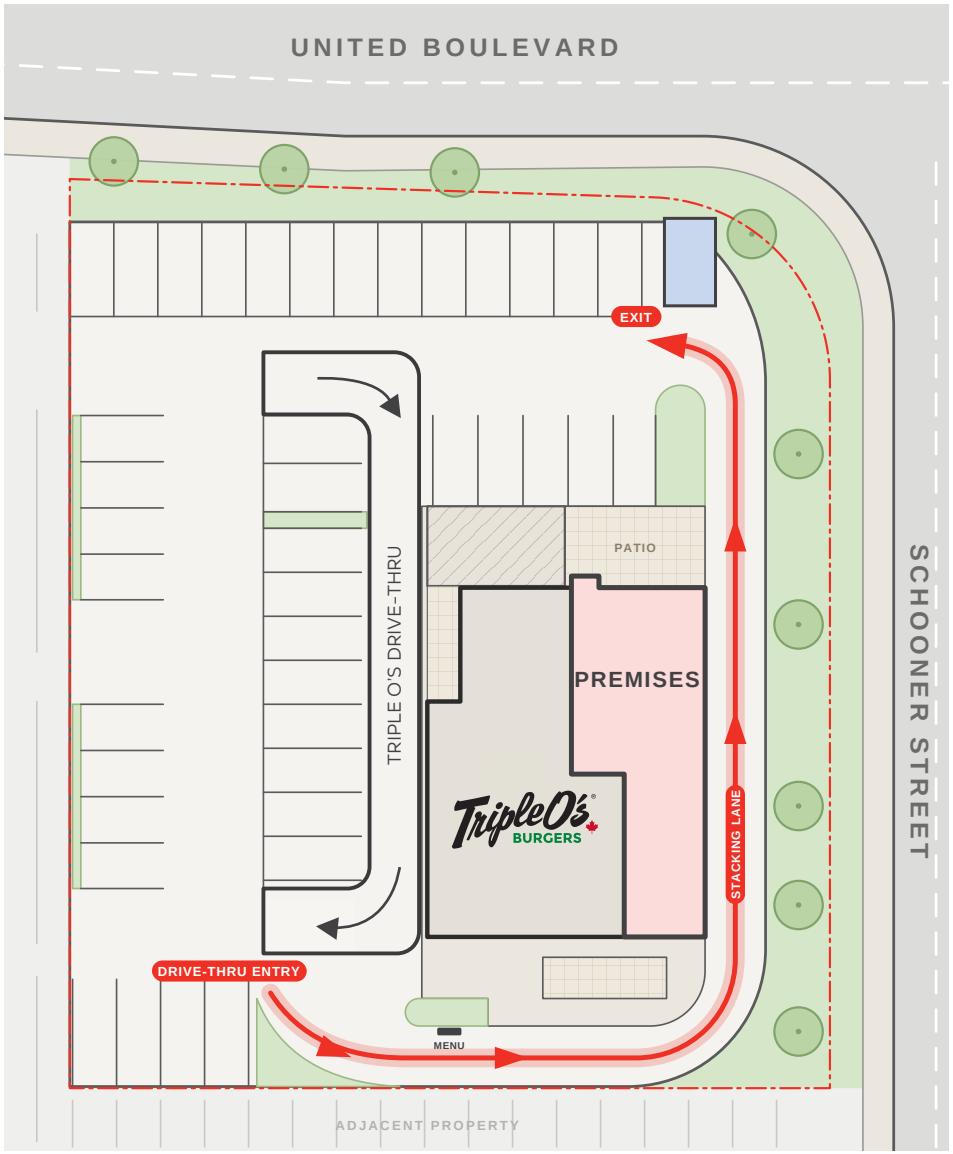
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SITE PLAN



1,548 SF Premises

Landscaping

Triple O's

Unit Drive-Thru

Property Line

Pylon Signage



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PHOTOS









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AERIAL



Automotive Retailers

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

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

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

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

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