



# SUNWOOD SQUARE

COQUITLAM, BC



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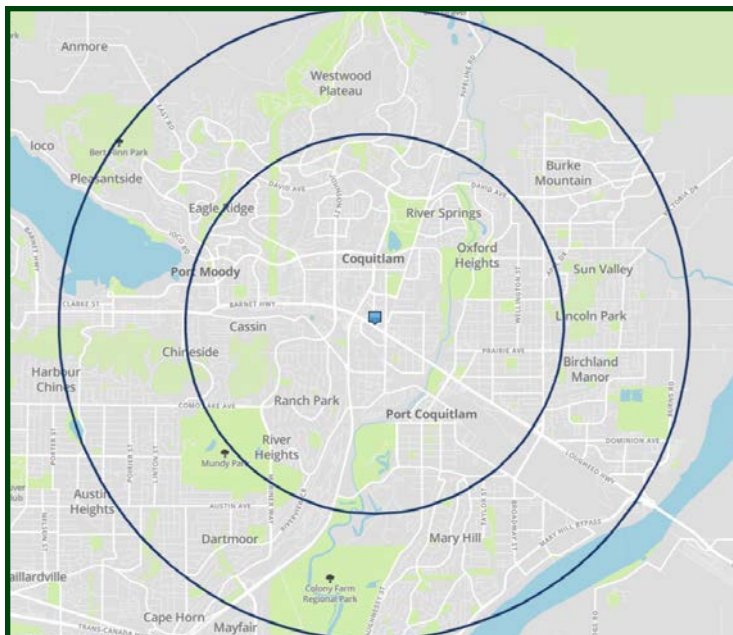


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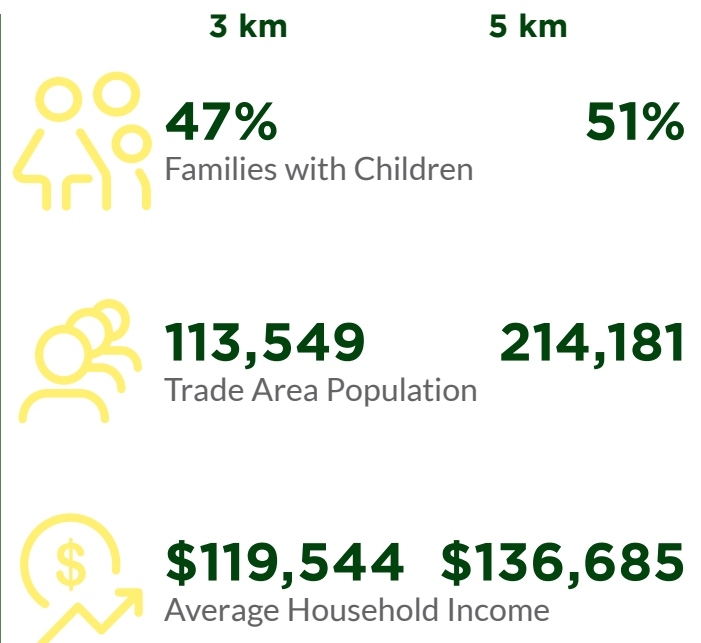
Sunwood Square is the dominant open community centre in the Coquitlam Town Centre trade area. Bisected by two civic thoroughfares in addition to its proximity to the Lougheed Highway and Westwood Street arteries, Sunwood Square offers superior access and parking availability in this affluent, established, yet still growing, trade area. Sunwood Square was extensively renovated in 2009.

Translink's completion of the Millennium Line Evergreen Extension, which opened at the end of 2016, brought an increase in demand on the residential front. The Evergreen Extension connects Coquitlam City Centre through Port Moody to Lougheed Town Centre and onwards to Vancouver. In addition a significant number of residential condominium towers have been built within the vicinity with several others currently in the planning stages or under construction. Sunwood Square is well positioned at the heart of the growth within Coquitlam Town Centre.

### TRADE AREA MAP



### DEMOGRAPHICS



The information contained herein has been obtained from sources deemed to be reliable but does not form part of any future contract and is subject to independent verification by the reader. The property is subject to prior letting, withdrawal from the market and change without notice.

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## SITE PLAN



## TENANT DIRECTORY

UNIT	TENANT	SQ FT	UNIT	TENANT	SQ FT	UNIT	TENANT	SQ FT
100	Save-On-Foods	72,296	375	Easyway Laundromat	1,269	785	JAK's Beer Wine Spirits	4,285
220	Bloomin' Buds Florist	613	378	Beltone Hearing Care Centre	836	795	Shaw Communications	3,283
230	Dr. Zhang, Acupuncturist	904	390	Cora Breakfast & Lunch	4,075	810	Shoppers Drug Mart	20,767
240	M & M Food Market	1,226	410	Fit Body Boot Camp	3,008	910	Willowbrae Childcare	
242	Club Pilates	1,596	430	Easy Allied Health	1,559		Academy (Coming 2024)	12,600
250	COBS Bread	1,352	450	Bello's Nails	1,159	925	Ponderosa Family Dental	1,050
255	Pizza Hut	1,551	460	Kumon	1,146	930	Pakmail	1,046
260	Chopped Leaf	940	470	Anderson Prasad Denture Clinic	738	940	JJ Bean	2,209
270	Legend Cuts	835	490	Matoi Sushi	1,689	960	Moore's Clothing for Men	5,470
290	Prospera Credit Union	5,767	500	White Spot	6,149	980	Pet Food N More	4,074
310	Hon's Wun-Tun House	3,505	600	Popeye's Louisiana Kitchen	3,181			
320	Robson Barbers	826	650	Tim Hortons	3,693			
340	Pearl Fever Bubble Tea	791	710	Available	4,137			
360	Sunwood One Hour Drycleaning	1,033	720	Available	2,037			
365	Barburrito (Spring 2024)	1,339	750	Pho Hoa Vietnamese Restaurant	3,098			
370	Mobile Klinik	1,060	780	Haan Korean BBQ House	1,716			

## SUNWOODSQUARE.COM/LEASING

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### KEY FACTS

#### GLA

194,497 sf

#### ADDRESS

3025 Lougheed Highway  
Coquitlam, BC, V3B 6S2

#### MAJOR INTERSECTION

Lougheed Highway & Westwood  
Street

#### NUMBER OF STORES

41 stores and services

For further information please contact:

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#### BentallGreenOak (Canada) Limited Partnership

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