

# FOR LEASE



## 5,203 SF Prime End-Cap Unit at Pinetree Village

**ChoiceProperties**

2991 Lougheed Highway, Coquitlam, BC



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# FOR LEASE

Pinetree Village Shopping Centre

## Opportunity

5,203 SF leasing opportunity in the heart of Coquitlam. High-profile end-cap space, fully built out as a restaurant, offering strong traffic exposure, ample parking, and premium positioning within Coquitlam's dominant retail node. Located adjacent to Coquitlam Centre, this grocery anchored regional hub delivers exceptional visibility and steady vehicle and pedestrian traffic.

## Salient Details

### MUNICIPAL ADDRESS

Pinetree Village Shopping Centre  
2991 Lougheed Hwy, Coquitlam BC

### ZONING

C-2 - General Commercial

### AVAILABLE SF

5,203 SF

### TRAFFIC COUNTS

Pinetree Way: 35,459 VPD  
Lougheed Highway: 40,988 VPD

### ASKING RENT

Contact Listing Agents

### ADDITIONAL RENT ESTIMATE

\$26.84 PSF (2026)

### TIMING

Immediate

## Highlights



**Rare 5,203 SF end-cap** leasing opportunity featuring a fully fixtured, second-generation restaurant space.



Well suited for **restaurant, financial institution, and other retail/service uses.**



**High-exposure frontage** along Lougheed Highway (40,988 VPD).



Excellent accessibility with **convenient site access and ample surface parking.**



In the **heart of Coquitlam's City Centre**, directly across from Coquitlam Centre and from Lincoln Skytrain Station, with the **surrounding area planned as a higher-density, mixed-use urban hub.**



Prominent **pylon signage** available.

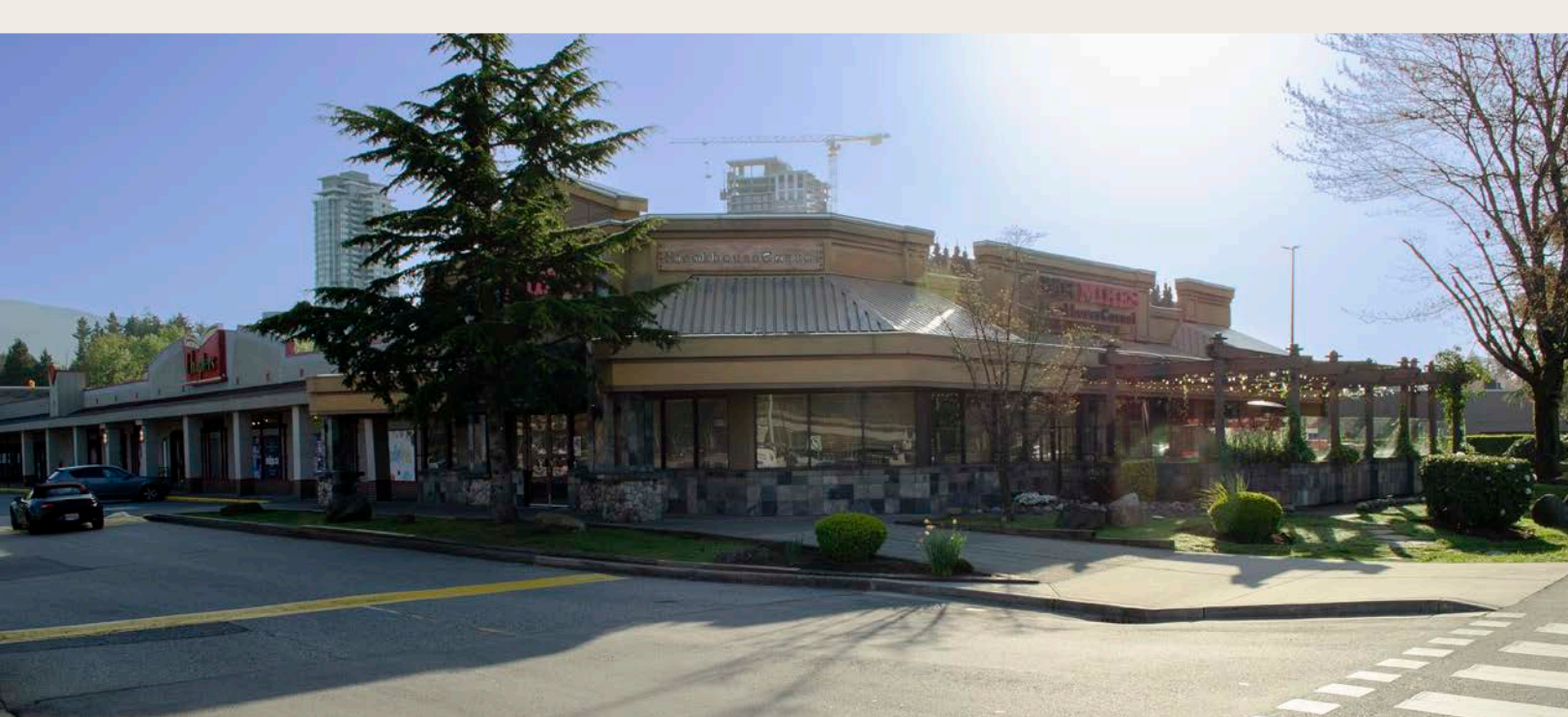
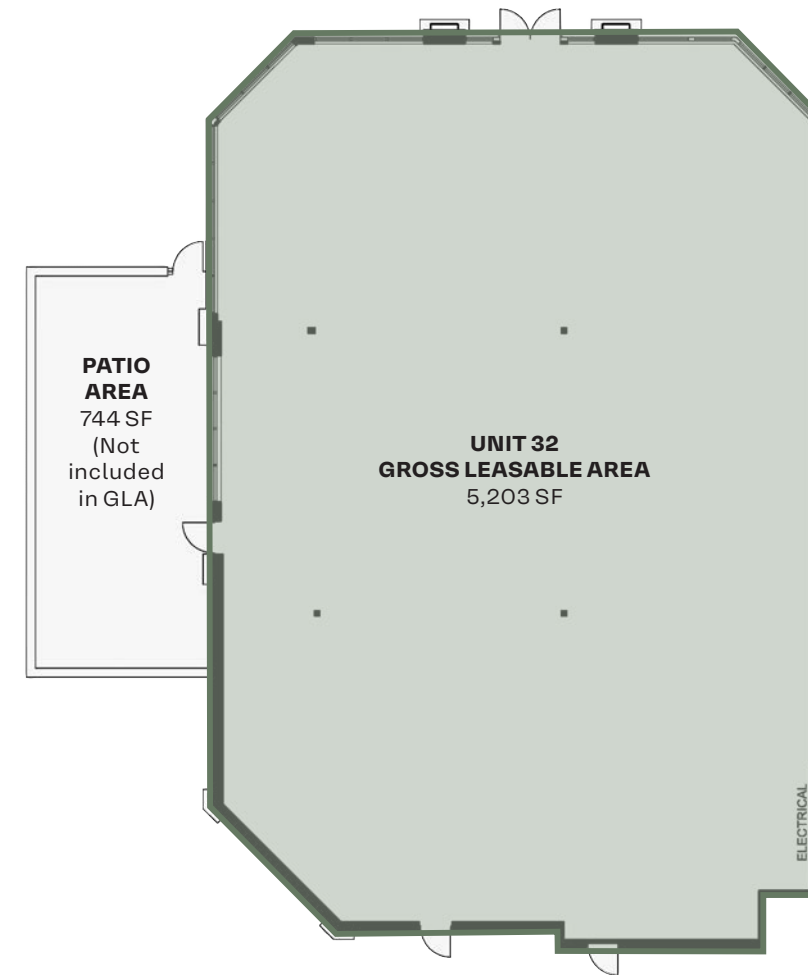


Anchored by Buy-Low Foods and Indigo **within a busy daily-needs retail centre.**

### Site Plan

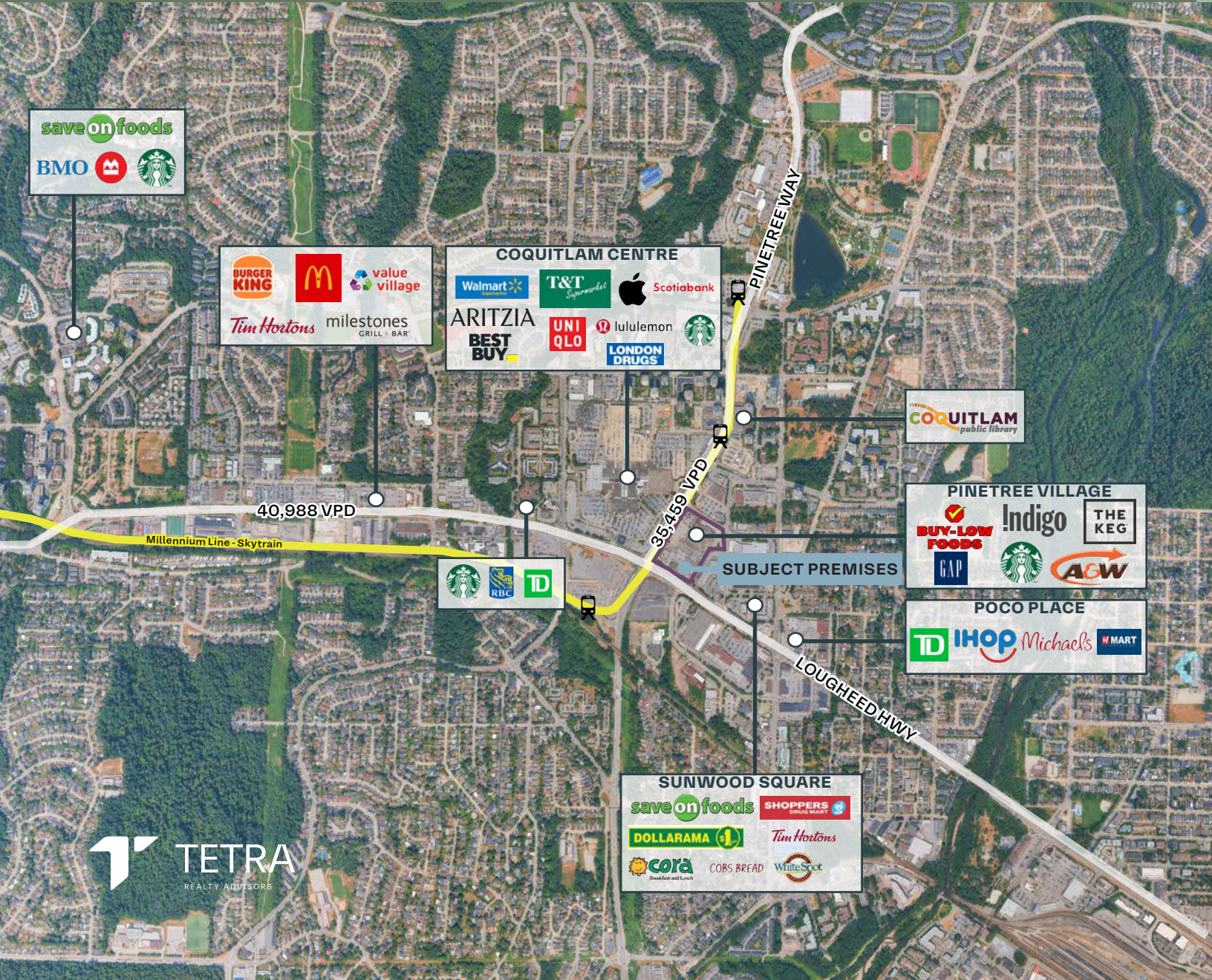


### Floor Plan



# MARKET OVERVIEW

Coquitlam is one of Metro Vancouver's strongest retail growth markets, supported by a large and growing population, strong household incomes, and significant residential development. With nearly **175,000 residents**, **over 55,000 households**, and **major transit-oriented growth in Coquitlam City Centre and surrounding neighbourhoods**, the city continues to attract new residents and create expanding demand for shops, services, food-and-beverage, and daily-needs retail. Its **scale, affluence, and ongoing housing pipeline** make **Coquitlam a compelling market for retailers seeking both immediate customer volume and long-term growth.**



Coquitlam's population is estimated at 174,247 residents in 2024, up from 167,275 in 2023, representing 4.2% annual growth.



Approximately 55,945 households, providing a large and established consumer base.



Median household income of \$92,000, supporting strong retail and service spending power.



Over 10,500 units under construction and more than 13,700 purpose-built rental units in process, supporting ongoing population expansion and neighbourhood densification.



Coquitlam benefits from its position within the Tri-Cities and Metro Vancouver, offering access to a large regional customer base while serving as a key residential, employment, and shopping destination.



Walker's Paradise



Excellent Transit



Bikeable

## Demographics | 10-Minute Drive Time

203,204  
Total Population

7.00%  
Est. population Increase  
Over Next 5 Years

169,374  
Total Daytime  
Population

70,940  
Total Households

42  
Average Age

\$123,993  
Median Household  
Income



## Contact us for more information.

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