



LARGE FORMAT LEASING OPPORTUNITY

1369 UNITED BOULEVARD

COQUITLAM, BC

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

PROJECT SUMMARY

1369 United Boulevard offers 11,397 SF of retail and showroom space with direct Highway 1 exposure in the heart of Coquitlam's premier commercial corridor. Positioned among national retailers including IKEA, The Home Depot, Canadian Tire, and Ashley's HomeStore, the property benefits from exceptional traffic drivers in one of Metro Vancouver's strongest drive-to retail trade areas. Signalized access at United Boulevard and Clipper Street, 59 parking stalls, and dock-level loading make this a highly functional option for showroom and large-format retail users.

Highlights include:

- ✦ **Exceptional Exposure:** Excellent visibility and direct exposure to Highway 1 in the heart of Coquitlam's key commercial corridor.
- ✦ **High Performance Retail Cluster:** Surrounded by a mix of national retailers including IKEA, The Home Depot, and Canadian Tire.
- ✦ **On the Edge of Growth:** Positioned adjacent to Beedie Living's Fraser Mills, one of Metro Vancouver's largest master-planned mixed-use communities currently under development. The influx of thousands of new residents and commercial activity will directly expand the trade area catchment for United Boulevard over the coming decade.
- ✦ **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.



DETAILS

✦ Size: Main Floor: 7,716 SF
Mezzanine: 2,861 SF
TOTAL: 11,397 SF

✦ Base Rent: Contact Listing Agents

✦ Additional Rent: \$7.01 PSF (2026)

✦ Available: Immediately

✦ Zoning: B-1
(Business Enterprise Zone), City of Coquitlam

✦ Loading: Dock-level loading available

✦ Parking: 59 stalls

AREA TENANTS



DEMOGRAPHICS

DRIVE TIME	5 MIN	10 MIN	12MIN
2025 Population	9,182	178,399	292,342
2030 Population Projections	9,686	190,238	314,538
2025 Average HH Income	\$126,430	\$134,990	\$135,246
2025 Daytime Population	24,815	156,467	261,762

CONTACT

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AERIAL





Access to multiple highways



Steps away from multiple bus stops



6 min drive from Braid SkyTrain Station

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

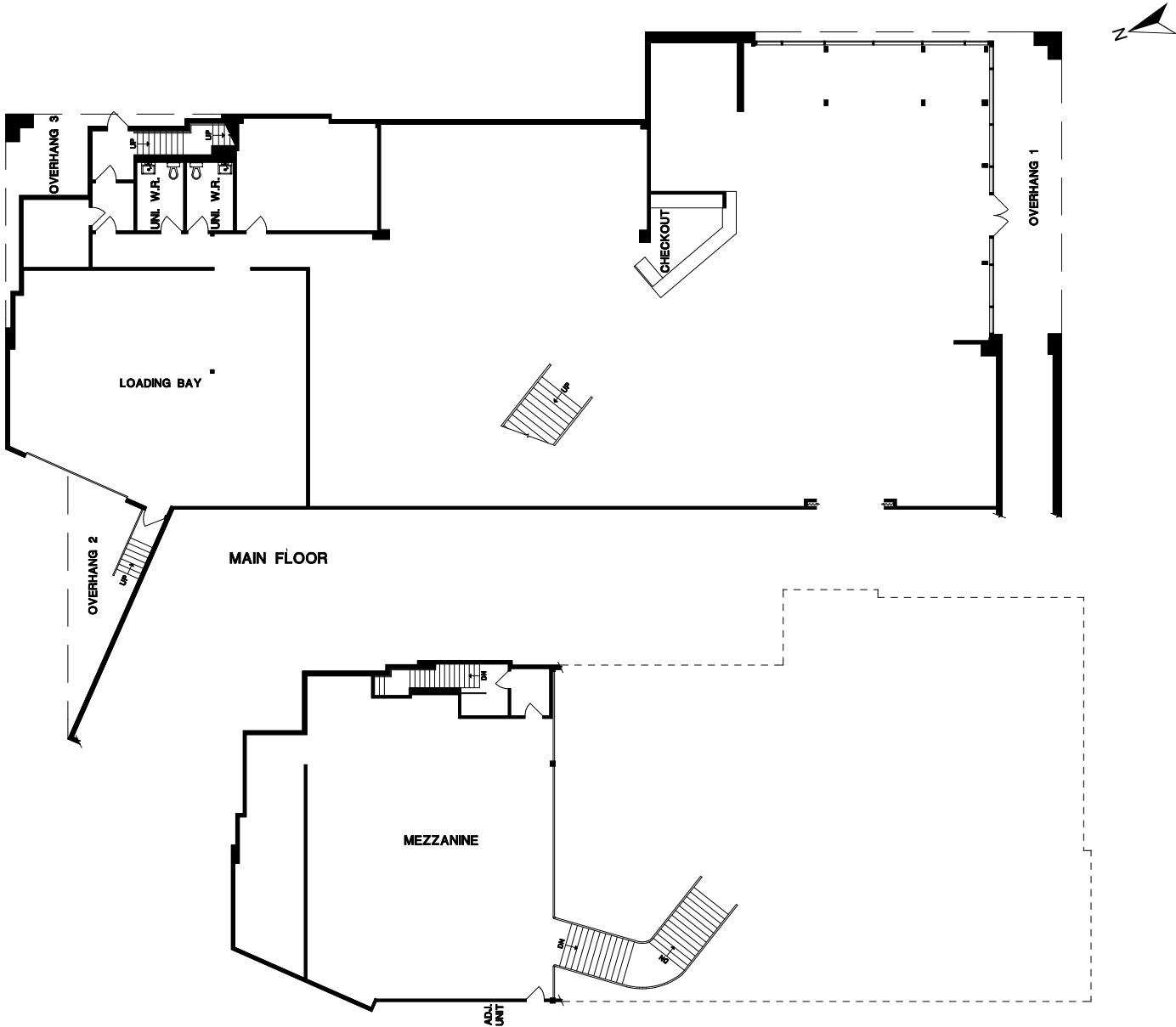
Retailers

- 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

FLOOR PLAN



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EXTERIOR PHOTOS



INTERIOR PHOTOS

