

FOR SALE

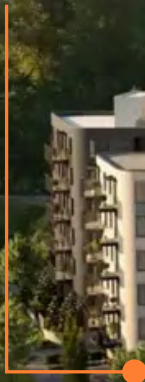
660 GARDENA DRIVE, COQUITLAM, B.C.

PRADO CAFE TENANTED | NEW-BUILD RETAIL STRATA UNIT

10 YEAR NNN LEASE | \$1,635,000 | 4.60% CAP RATE

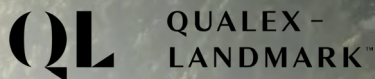


SUBJECT PROPERTY



Botanica

Developed By:



Marcus & Millichap



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CONFIDENTIALITY AGREEMENT

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OFFERING HIGHLIGHTS

- 1 New-build commercial retail unit tenanted by Prado Café Ltd., one of Vancouver's most recognized specialty coffee brands.
- 2 Long-term triple net (NNN) lease with scheduled rental escalations, underpinned by a strong covenant tenant.
- 3 Building completion estimated Fall 2026.
- 4 Prado Café, an established award-winning specialty coffee brand with multiple locations across Metro Vancouver.
- 5 Situated within the Burquitlam-Lougheed Neighbourhood Plan area, one of Metro Vancouver's fastest-growing corridors, projecting 15,000+ new dwelling units and 28,000+ new residents in the surrounding area.
- 6 The CRU is well-positioned to benefit from strong traffic given its proximity to Burquitlam Station, the surrounding amenities, and the growing residential population in the immediate area.
- 7 Corner unit featuring a dedicated outdoor patio and one street-facing entrance.
- 8 Developed by Qualex-Landmark™, a well-established developer recognized for quality construction and design.

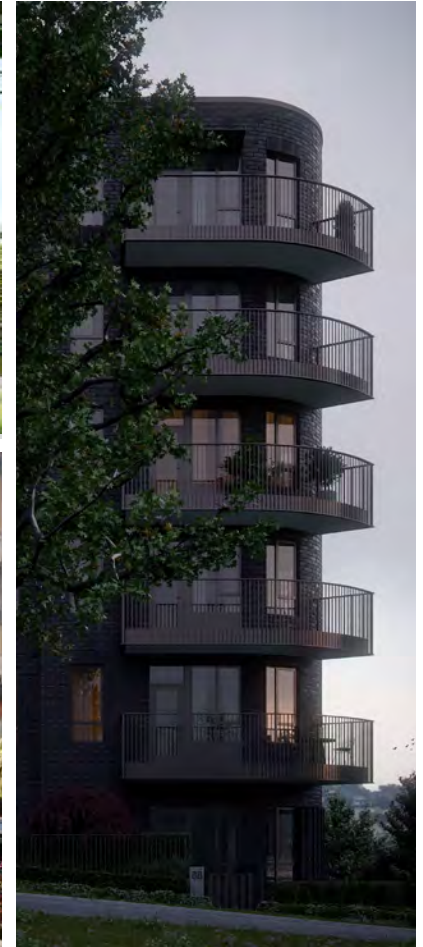


OFFERING OVERVIEW

Botanica is a new mixed-use master-planned development in Coquitlam, at the heart of one of Metro Vancouver's fastest-growing transit-oriented corridors. Comprising four buildings and 240 strata lots, including 239 residential homes and one ground-floor commercial retail unit, the development is estimated to complete in Fall 2026.

The Subject Property is a 1,113 SF retail strata unit leased to Prado Café Ltd. under a 10-year triple net lease with built-in rental escalations, offering investors a well-located asset with a secure long-term income stream.

Address	660 Gardena Drive, Coquitlam, B.C.
Rentable Area	1,113 SF
Tenant	Prado Café Ltd.
Development Completion	Fall 2026 (Est.)
Lease Term	Ten (10) Years
Renewals	1 x 5 Years (FMR, not less than prior)
Cap Rate	4.60%
Basic Rent Schedule	Contact Listing Agents
Price	\$1,635,000 (\$1,469 PSF)





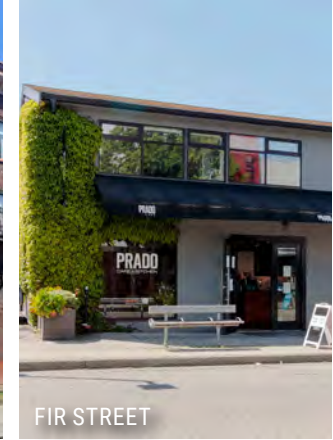
Established Vancouver brand with over a decade of operation and 10 locations, with a proven track record of consistent, quality-driven execution.



STILL CREEK



COMMERCIAL DRIVE



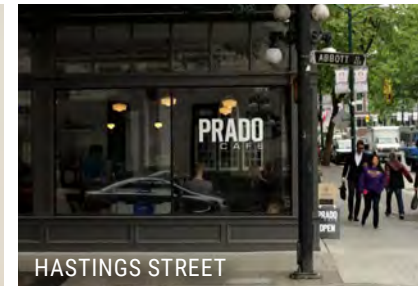
FIR STREET



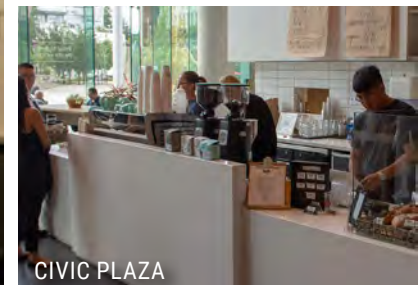
Personal indemnity provided by Sammy and Andrea Piccolo on a joint and several basis through Year 5, directly backing the tenant covenant.



SAMMY PICCOLO



HASTINGS STREET



CIVIC PLAZA

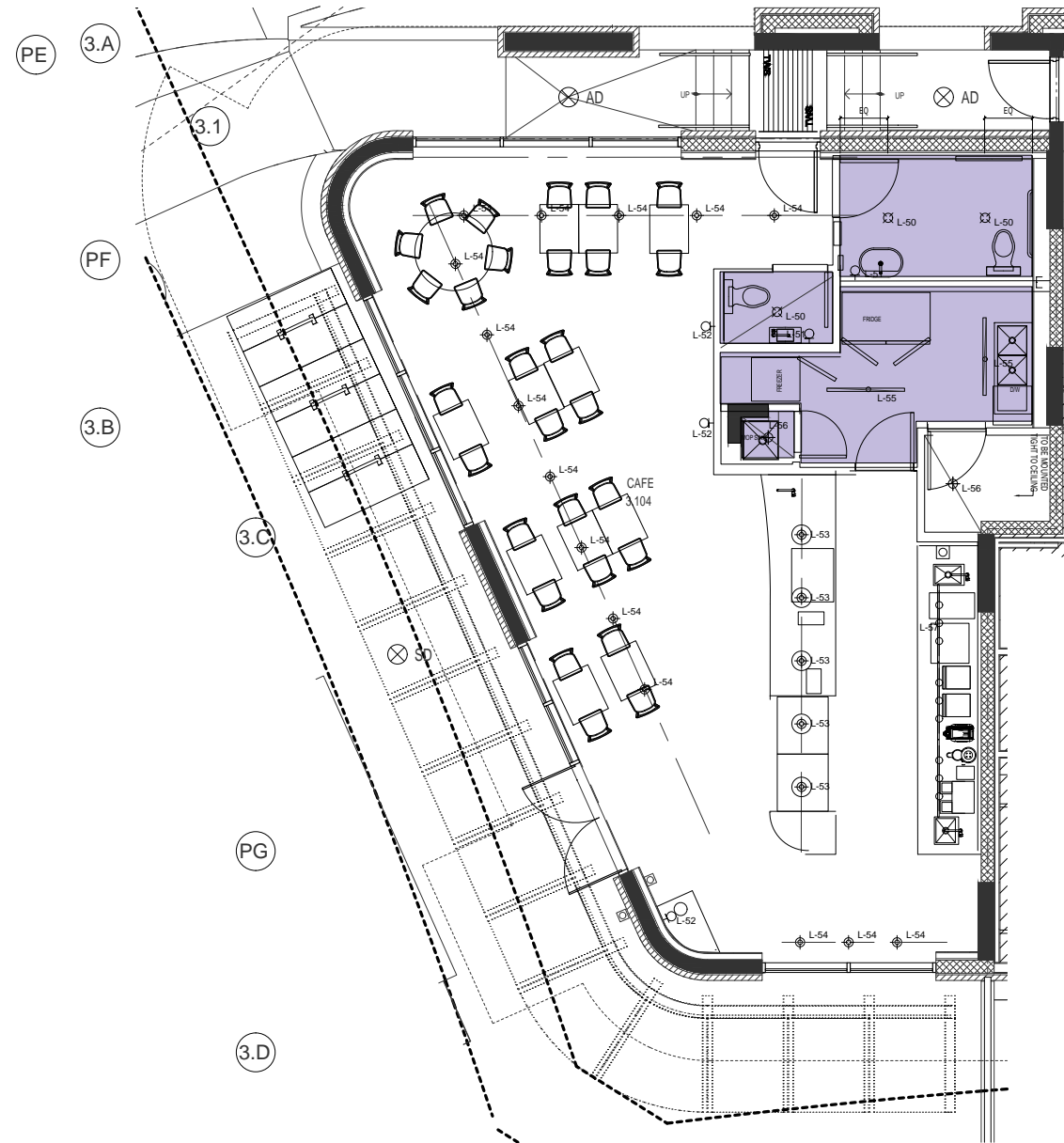


With locations across Vancouver's most established neighbourhoods, Prado has demonstrated the ability to anchor ground-floor retail in both urban and mixed-use residential settings.



Founded by Sammy Piccolo, multiple-time Canadian Barista Champion and one of the most recognized names in Canadian specialty coffee.

SITE PLAN



PRADO CAFE

TOTAL LEASED AREA: 1,113 SF

SFU SIMON FRASER UNIVERSITY

(FIC) FRASER INTERNATIONAL COLLEGE

ÉCOLE GLENAYRE ELEMENTARY

ST. JOHNS STREET (29,500 VPD)

COQUITLAM

At the centre of Metro Vancouver's fastest-growing transit corridor.

Botanica is located in Coquitlam, within the Burquitlam-Lougheed neighbourhood, a rapidly densifying node anchored by Burquitlam SkyTrain Station on the Millennium Line. The Burquitlam-Lougheed Neighbourhood Plan contemplates at least 15,000 to 16,000 new dwelling units and over 28,000 new residents, making it one of the most significant growth areas in the region.

The property sits at the corner of Gardena Drive Extension and Kemsley Avenue, directly within this development corridor. As surrounding density builds out, the ground-floor retail tenant benefits from an expanding, captive customer base with direct transit connectivity to downtown Vancouver, Metrotown, and Simon Fraser University.

BURNABY MOUNTAIN TRAILS

SUBJECT PROPERTY

MILLER PARK ELEMENTARY

GAGLARDI WAY (42,000 VPD)

BURQUITLAM STATION - MILLENNIUM LINE

ÉCOLE BANTING ELEMENTARY SCHOOL

SAFeway

SHOPPERS DRUG MART

COMO LAKE PARK

STONEY CREEK RAVINE PARK

COTTONWOOD PARK

MOUNTAIN VIEW ELEMENTARY SCHOOL

LOUGHEED SC
LONDON DRUGS Walmart

NORTH ROAD (34,000 VPD)

VANCOUVER GOLF CLUB

ROY STIBBS ELEMENTARY

LOUGHEED HIGHWAY (35,000 VPD)

SURROUNDING DEVELOPMENTS

	DEVELOPMENT	UNITS	STATUS
1	Ironwood	428	Completing Late 2028
2	Burquitlam Park District	512	Completing 2028
3	Komo	250	Completing Mid 2027
4	Gardena	377	Completing Mid 2027
5	Band	384	Completing Early 2027
6	Elmwood	335	Completing Late 2026
7	Smith & Farrow	348	Completed 2025
8	Jinju	467	Completed 2025
9	Precidia	178	Completed 2025
10	Highpoint	303	Completed 2025
11	Vue	296	Completed 2025
12	Alina	246	Completed 2025
TOTAL		4,124 Units	





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