

**3610 WESTWOOD STREET, PORT COQUITLAM**  
2,938 SQUARE FEET OF ADAPTABLE COMMERCIAL SPACE

**FOR  
LEASE**



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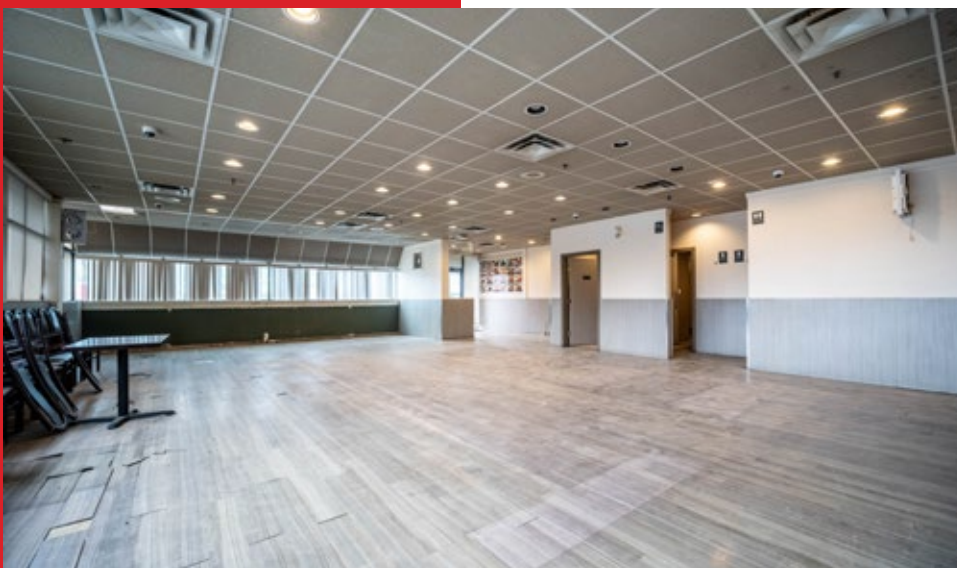
**EXCELLENT EXPOSURE**



**AMPLE SURFACE PARKING**



**WELL-SUITED FOR A VARIETY OF  
RETAIL AND SERVICE USES\***



## OVERVIEW

Located in the heart of Port Coquitlam, 3610 Westwood Street offers 2,938 square feet of adaptable commercial space well-suited for a variety of retail and service uses. The efficient layout supports a range of business concepts, making it an excellent opportunity for tenants seeking a prominent and flexible storefront. Situated within an established commercial node, the property benefits from strong connectivity via Lougheed Highway and Coast Meridian Road, providing convenient access throughout the Tri-Cities and Greater Vancouver. The surrounding area features a balanced mix of retail, services, and residential density, supporting steady foot traffic and strong customer exposure.

**SIZE**

+/- 2,938 SQFT

**PARKING**

Surface

**ZONING**

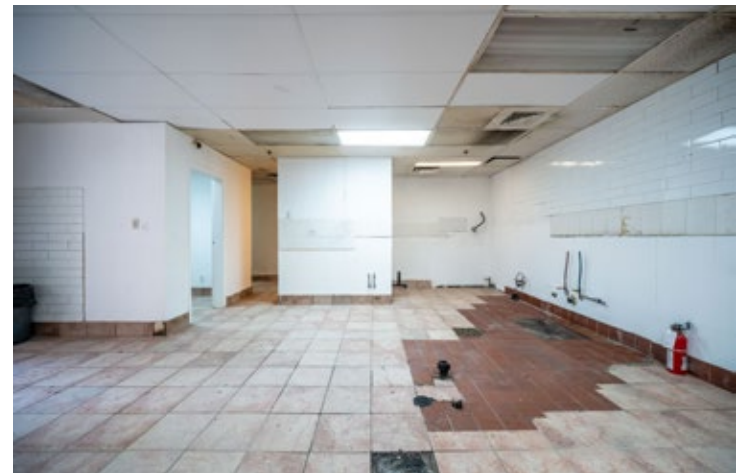
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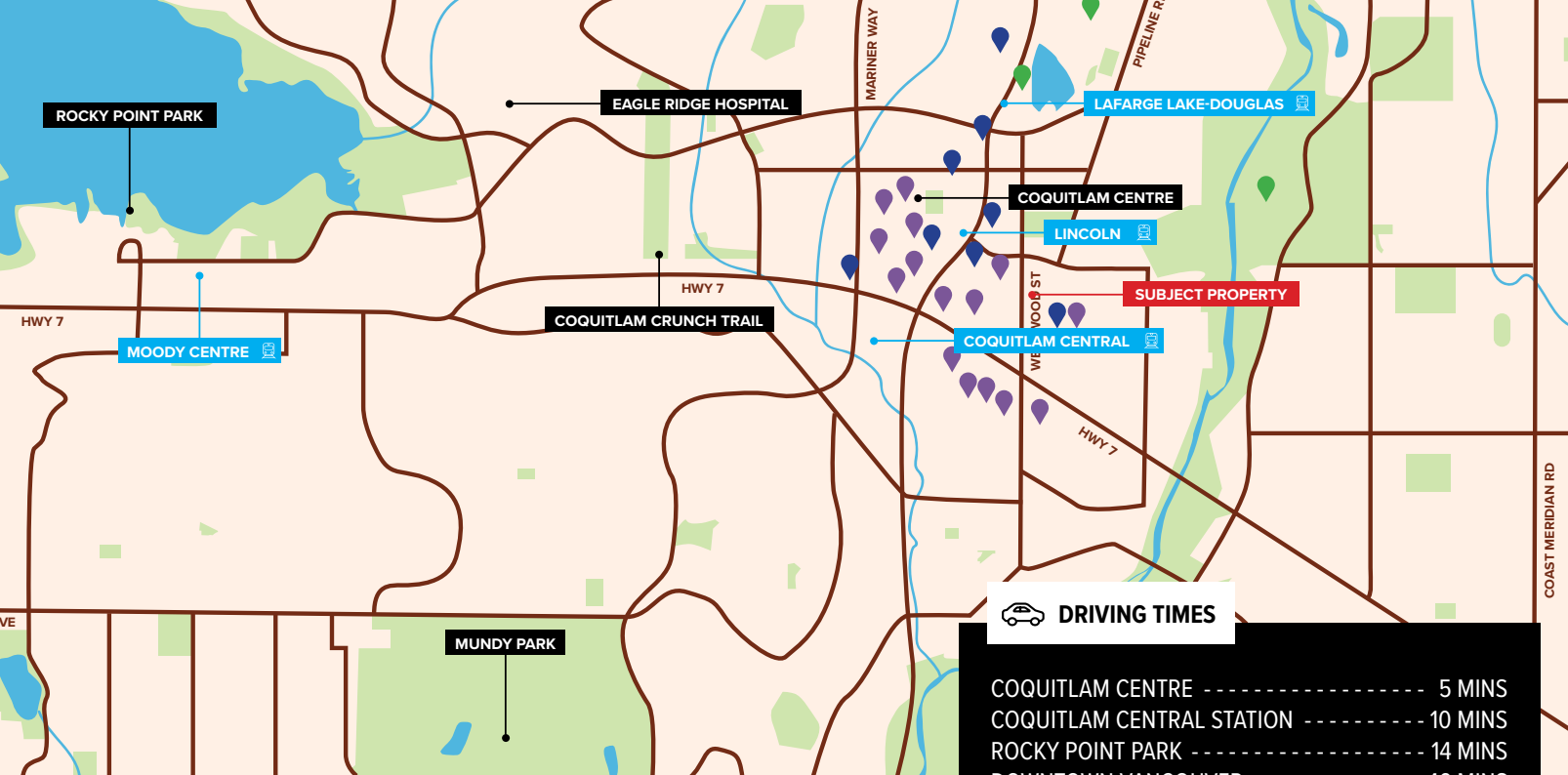
**BASIC RENT**

\$45.00/FT

**ADDITIONAL RENT**

\$20.00/FT





DRIVING TIMES	
COQUITLAM CENTRE	5 MINS
COQUITLAM CENTRAL STATION	10 MINS
ROCKY POINT PARK	14 MINS
DOWNTOWN VANCOUVER	46 MINS
YVR AIRPORT	60 MINS



## Amenities

- Retail**
  - Walmart Supercentre
  - London Drugs
  - Shoppers Drug Mart
  - Safeway
  - BCLIQUOR Store
  - The Brick
  - Winners
  - Real Canadian Superstore
  - Hudson's Bay
  - Best Buy
  - Chapters
  - T&T Supermarket
  - Save-On-Foods
  - Planet Fitness
  - Coquitlam Centre
  - H-Mart Coquitlam Centre

- Services**
  - Coquitlam Public Library
  - Coquitlam City Hall
  - Scotiabank
  - BMO Bank of Montreal
  - RBC Royal Bank
  - TD Canada Trust
  - CIBC
  - Douglas College Coquitlam

- Parks**
  - Coquitlam River Park
  - Lafarge Lake Park
  - Town Centre Park

### PORT COQUITLAM

The property is located within one of the Tri-Cities' most active retail corridors along Lougheed Highway, surrounded by a strong mix of neighbourhood shopping centres and daily-service retailers. Nearby centres such as Poco Place and Westwood Centre provide a diverse range of shops, restaurants, and services that generate consistent local traffic. The area is further supported by larger retail destinations including Fremont Village and the regional draw of Coquitlam Centre, creating a well-established retail node with strong consumer traffic and a broad customer base.

The property is well-served by public transit, with multiple bus routes operating along Westwood Street and connecting to key transit hubs such as Coast Mountain Bus Company routes and the nearby Millennium Line. Commuters benefit from quick access to Coquitlam Central Station, a major transit exchange offering SkyTrain, West Coast Express, and regional bus service, ensuring efficient connectivity across Metro Vancouver.

**96**  
WALKER'S  
PARADISE

**81**  
TRANSIT  
FRIENDLY

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