

HQ

Commercial

FOR SALE

COQUITLAM SQUARE

MIXED-USE DEVELOPMENT SITE
2918 - 2922 GLEN DRIVE, COQUITLAM



1.82-acre future mixed-use high density development site in Coquitlam City Centre

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For more information, visit:
coquitlamsquare.com

PROPERTY OVERVIEW

Coquitlam Square is a prime commercial property comprising one legal lot, Lot 148. The property spans 1.82 acres and has two civic addresses: 2918 & 2922 Glen Drive, Coquitlam. It features a square-shaped parcel improved with two commercial buildings offering a total of 37,500 square feet of leasable space, accommodating 28 retail and office tenancies.

Strategically positioned in the Coquitlam City Centre Area, this property benefits from being in the most established and densified district of Coquitlam. With ongoing urban growth and infrastructure improvements, it presents a strong investment opportunity.

CURRENT ZONING & DEVELOPMENT OUTLOOK

The property is currently designated as General Commercial (C-2) under the Official Community Plan (OCP). This zoning accommodates shopping centers and lower-density developments. However, with the rapid expansion of transit infrastructure, including the Evergreen Line and newly developed rapid transit stations, the area's land use designation has evolved to support higher mixed-use densities.

Recent legislative changes by the Province of British Columbia, introduced in late 2023, have further reinforced the area's suitability for increased density. Coquitlam Square is situated within the City Centre Commercial Zone, which supports high-rise development potential. With an anticipated Floor Space Ratio (FSR) of 5.0 to 6.0 FAR, the property presents significant redevelopment opportunities for high-density residential and mixed-use projects.

Additionally, the Coquitlam City Centre Area Plan (CCAP) continues to guide development, emphasizing a vibrant, transit-oriented downtown core. These zoning enhancements make Coquitlam Square an attractive opportunity for developers seeking to maximize density in one of Coquitlam's most strategic locations.



EXCELLENT ACCESSIBILITY

- Directly across the street from Coquitlam Centre and within walking distance of Lincoln Station on the Evergreen SkyTrain Line.
- Seamless rapid transit connections throughout Metro Vancouver, enhancing accessibility for businesses and residents.
- Convenient access to major transportation routes, including Lougheed Highway, Barnett Highway, and the Trans-Canada Highway.

MAJOR DEVELOPMENT AREA

- Coquitlam Town Centre has experienced substantial growth, with the population increasing by over 20% in the past five years and continued expansion anticipated in the coming years.
- The Town Centre area is evolving into Metro Vancouver’s next high-density commercial and residential hub, attracting significant investment and infrastructure improvements.
- With the ongoing development surrounding the Evergreen SkyTrain Line, Coquitlam Town Centre is expected to see a surge in high-rise, mixed-use projects, reinforcing its status as a key urban core in the region.

93 Walk Score



78 Transit Score



76 Bike Score



Very walkable & excellent transit. Most errands can be accomplished on foot.

SALIENT DETAILS

Civic Address	2918 - 2922 Glen Drive
Legal Description	Lot 148 District Lot 384a Group 1 New Westminster District Plan 66060
PID	000-833-274
Site Area	79,245 SF (1.82 Acres)
Frontage	282 Feet
Year Built	1979
Property Taxes (2024)	\$398,151.98
Net Rentable Area	35,700 SF
Occupancy	100%
Holding NOI (2024)	\$956,000
Potential Buildable	396,225 SF
Maximum FAR*	5x --> 6x (with purpose built)
Price	Contact Agent

Base FAR (Residential) 2.5 x

Density Bonus (Residential) 2.0 x

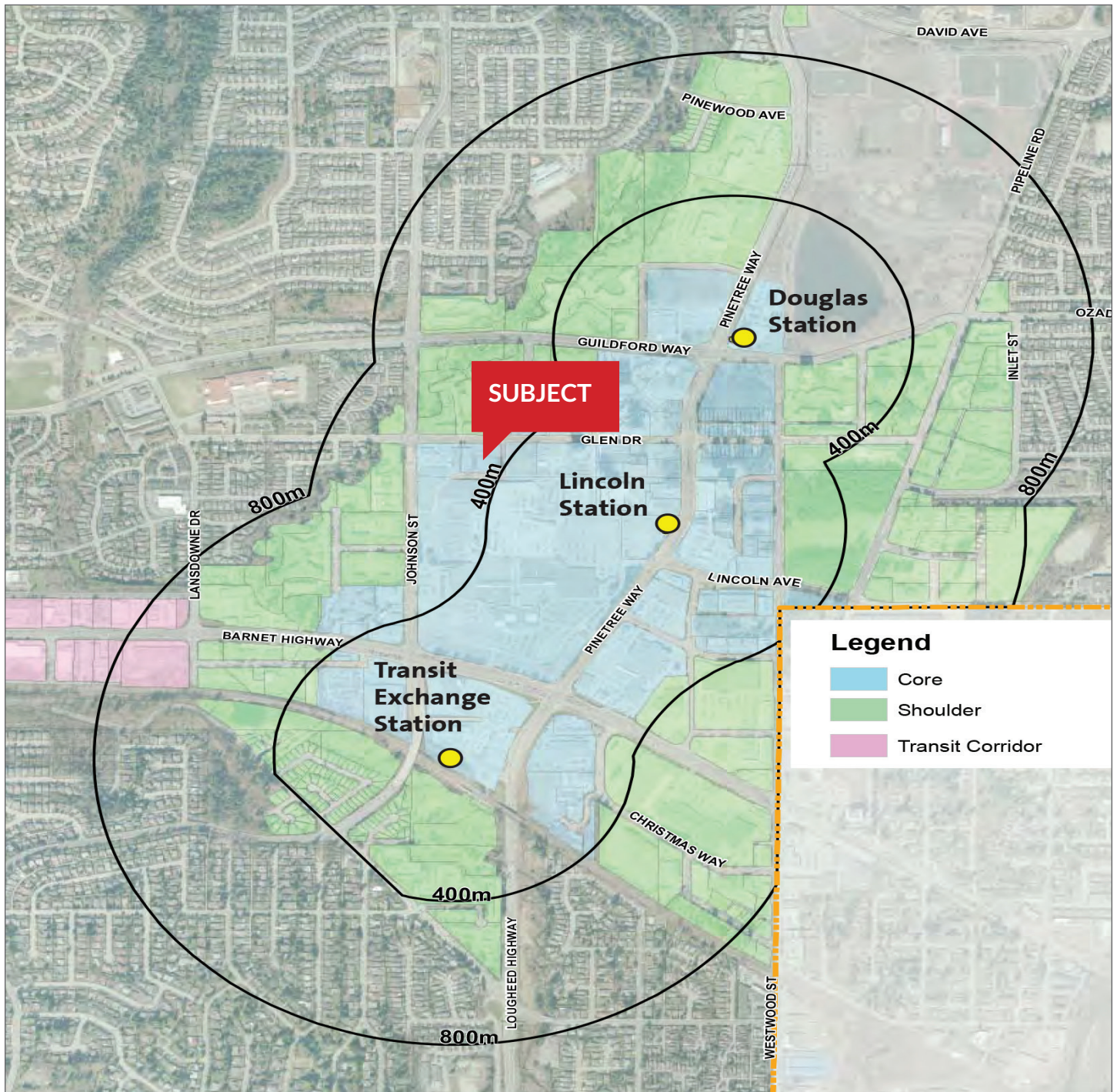
FAR Commercial 0.5 x

Total Potential Density FAR 5.0 x

*Purchaser shall negotiate with the City of Coquitlam as to CAC costs associated with the Density Bonus.

TRANSIT ORIENTED DEVELOPMENT

The TOD is a high level approach to capitalize potential impacts of matching the right kind of land uses, development forms and high quality space to the station area is intended to help provide greater transportation choice for residents, the local work force and visitors to the community. The core area is generally within 400 meters of transit station. These areas may range in density transitioning from higher densities closest to the station to lower density at the out shoulder.



NOTES

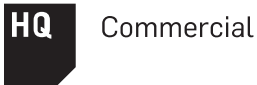
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