

Site Redevelopment
and Renovation

Cariboo Commons

435-455 North Road
Coquitlam, BC



ChoiceProperties

Long-Term Retail Opportunities
Possession Summer 2028



Location Overview



Opportunity to be located at the intersection of Coquitlam's major thoroughfares, offering excellent visibility and accessibility in Metro Vancouver. Located minutes from Highway 1 with nearby Expo and Millennium SkyTrain access, Cariboo Commons serves both local residents and regional commuters. Surrounded by established residential neighborhoods and new mixed-use developments, Cariboo Commons benefits from Coquitlam's growing population and dense demographics, ensuring consistent foot traffic and strong market positioning.

Property Highlights



Located in the heart of Burquitlam, surrounded by strong commercial and residential densification and daily traffic



Excellent exposure to 30,000 vehicles per day along North Road.



Ample surface parking onsite and nearby.



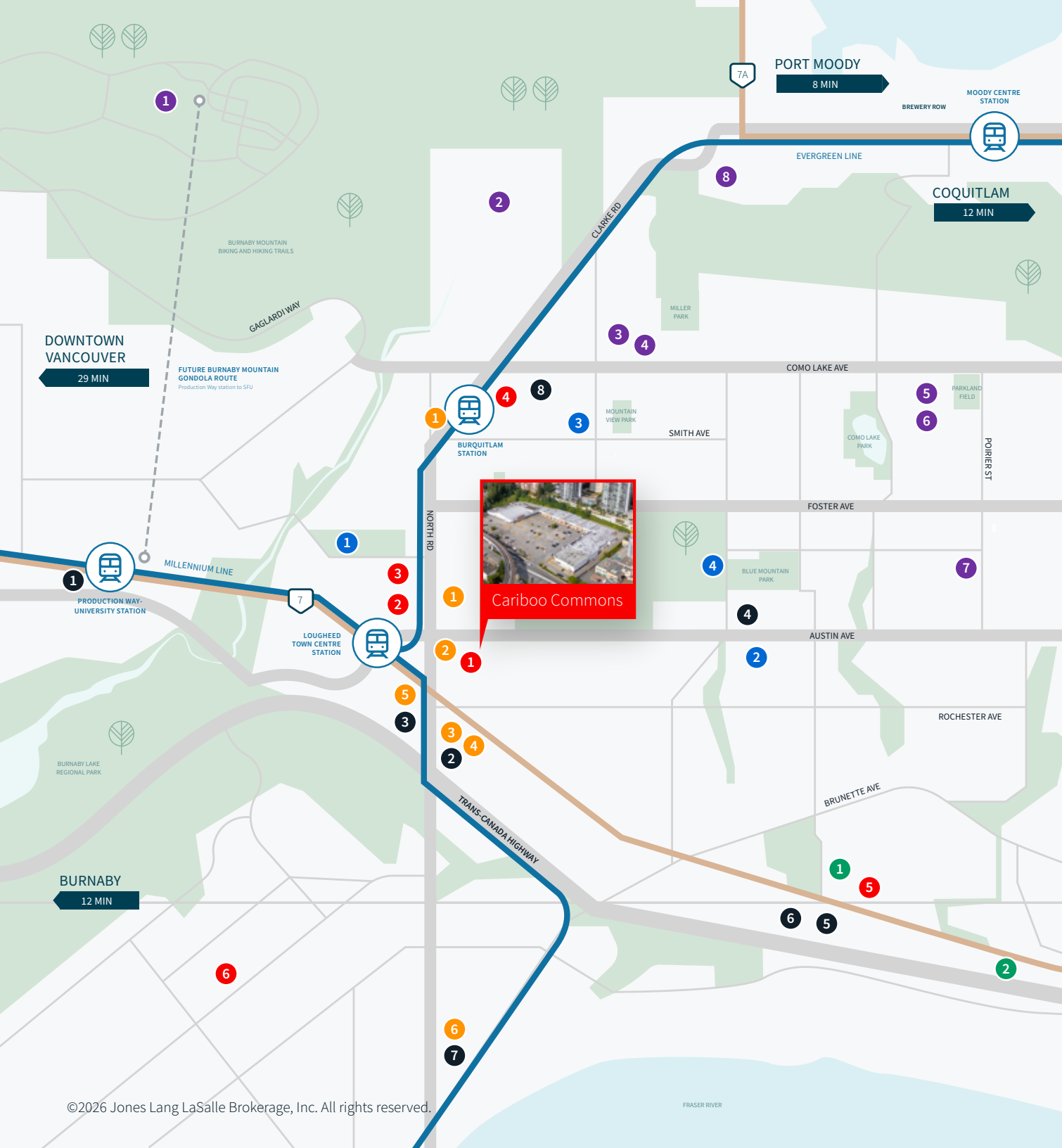
Development of a new rental residential tower within the NE quadrant of the site along with a new road connection from Cariboo Commons north to Austin Avenue.

Site Plan



Available Units

Unit	Size
Unit 103	5,299 SF
Unit 104	2,712 SF
Unit 105	1,560 SF
Unit 106	1,729 SF
Unit 107	742 SF
Unit 108	946 SF
Unit 109	1,103 SF
Unit 110	1,068 SF
Unit 111	1,256 SF
Unit 112	1,676 SF
Unit 113	1,233 SF
Unit 114	1,172 SF
Unit 115	541 SF
Unit 116	2,158 SF
Unit 117	2,608 SF
Unit 118	1,313 SF
Unit 119	1,694 SF
Unit 120	7,484 SF
Unit 121	9,813 SF
Unit 122	452 SF



Legend

Shopping Centres

- 1 Cariboo Mall
- 2 City of Lougheed Shopping Centre
- 3 Northgate Village Shopping Centre
- 4 Burquitlam Plaza
- 5 Schoolhouse Square
- 6 Crest Shopping Plaza

Notable Groceries & Retailers

- 1 Costco
- 2 H-Mart
- 3 Hannam Supermarket
- 4 Safeway Austin Heights
- 5 IKEA
- 6 T&T Supermarket
- 7 Shoppers Drug Mart
- 8 Safeway Burquitlam

Restaurants & Cafes

- 1 McDonald's
- 2 Denny's
- 3 Paris Baguette
- 4 Joey's
- 5 Tim Hortons
- 6 Browns Socialhouse

Attractions & Entertainment

- 1 Cineplex Cinemas
- 2 Great Canadian Casino

Fitness & Recreation

- 1 Cameron Recreation Complex
- 2 Cyclone Taylor Sports
- 3 Bettie Allard YMCA
- 4 The Vancouver Golf Club

Education

- 1 Simon Fraser University
- 2 École Glenyare Elementary
- 3 École Banting Middle School
- 4 Miller Park Elementary
- 5 Children's House Preschool
- 6 Parkland Elementary
- 7 Centennial Secondary
- 8 Port Moody Secondary School



Cariboo Commons

435-455 North Road
Coquitlam, BC

Demographics	1 km	5 km	15 min. drive
Total Population	19,737	207,719	405,286
Total Households	8,827	78,536	151,008
Average HH income	\$98,043	\$123,947	\$123,769
Median Age	38.6	39.5	38.9
Avg. HH Expenditure	\$85,616	\$127,182	\$127,025

Enviroics, 2026

Connor O’Keefe*
Senior Vice President
+1 604 628 4339
connor.okeeffe@jll.com

Marga Chan
Associate
+1 604 998 6130
marga.chan@jll.com



ChoiceProperties

DISCLAIMER
Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement.