



BURQUITLAM
PARK DISTRICT

FOR LEASE
Clarke Road & Como Lake Avenue
Retail Opportunities



Burquitlam Park District - Scale Model

Outlook

With over 13,000 sq.ft. of commercial space available for lease in Phase 1, tenants have the opportunity to serve the densified Burquitlam node from the final piece of the Clarke and Como Town Centre. Phase 1 features 2 residential towers of 40 & 33 storeys, with Phase 2 adding an additional 213 units and further on-site density planned. Additional ground floor retail opportunities are planned for Phase 2, along with a 2nd floor daycare opportunity.

Location Overview

Located at the intersection of Burnaby and Coquitlam at Clarke & Como, Burquitlam Park District provides sought after access to Burnaby, the Tri-Cities and the broader node through its connectivity via Lougheed Highway, Highway 1, and the Evergreen SkyTrain. With the node densified and residents moved in, Burquitlam Park District offers commercial opportunities in an already established retail node.

Property Highlights



Underground parking available



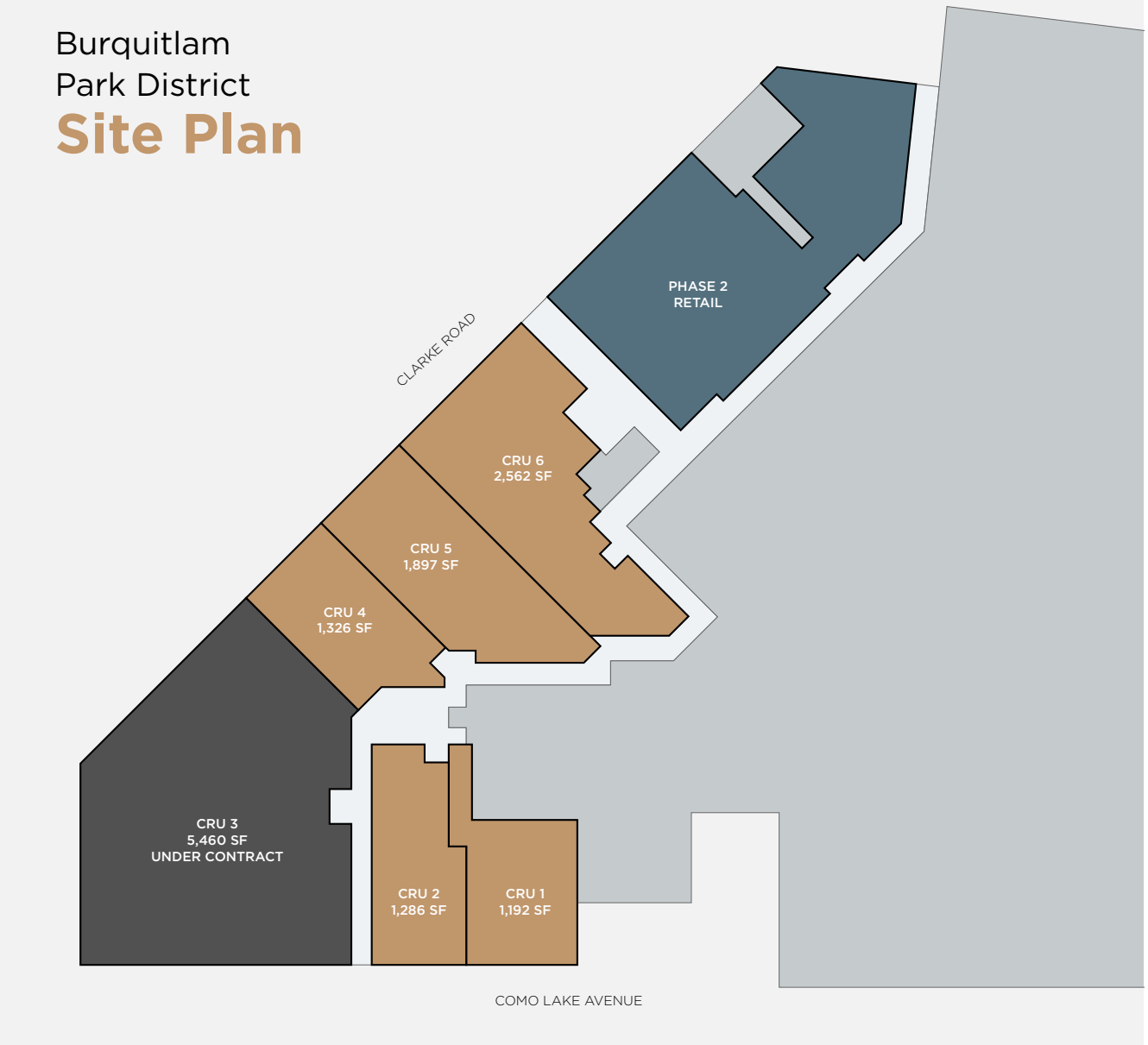
Heart of densifying retail node



Steps away from Burquitlam Skytrain Station



Burquitlam Park District Site Plan



Unit	Size (SF)
1	1,192
2	1,286
3	UNDER CONTRACT
4	1,326
5	1,897
6	2,562

Q2 2028 Delivery

Phase 1
2 Condo Towers
of 40 & 33 Storeys,
totaling 663 Units

Phase 2
1 Condo Tower
of 27 Storeys,
totaling 213 Units

BETTIE ALLARD YMCA

COMO LAKE PARK

COMO LAKE AVENUE

BURQUITLAM
PARK DISTRICT

CLARKE ROAD



Burquitlam Park District

Developed by Intergulf Development Group, Burquitlam Park District boasts over 13,000 square feet of premium retail for space for lease, with further density coming online in Phase 2, including a daycare opportunity. Phase 1 is slated for completion in Q2 2028, with units starting from 1,192 sqft.

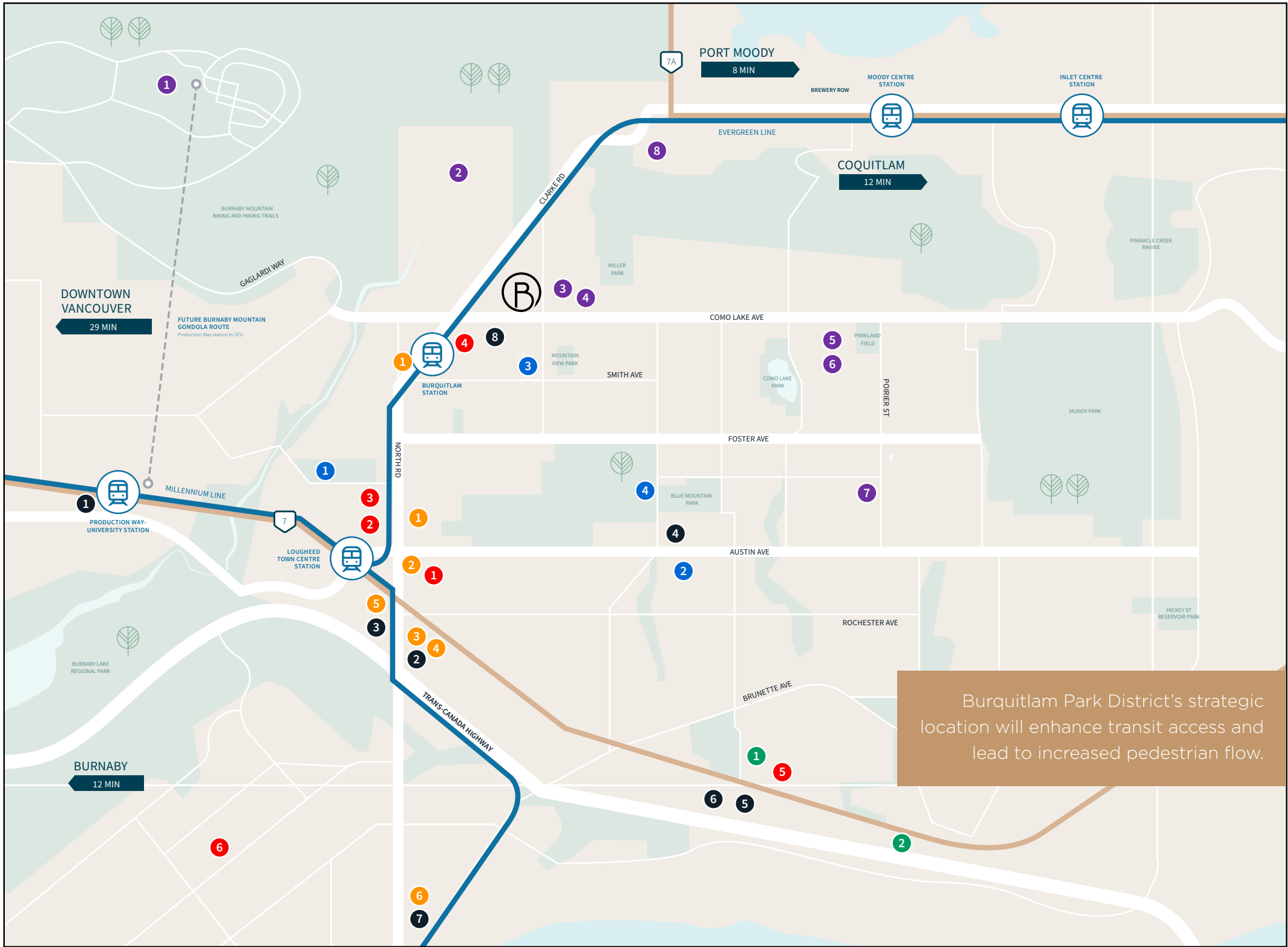
Demographics	1 km	5 km	15 min. drive
Population	20,132	172,690	334,1533
Households	7,929	64,064	123,908
Average Household Income	\$122,947	\$142,360	\$140,390
Total Expenditure (AVG per Household)	\$159,122	\$175,546	\$174,675

Median Age34.539.039.4

Source: Esri, 2026



Burquitlam Park District - Scale Model



Burquitlam Park District

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

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