Site Renovation
Grocery Anchored Opportunities

Cariboo Commons

435-455 North Road
Coquitlam, BC



JLL ChoiceProperties

Long-Term Retail Opportunities
Possession Q4 2027





Concept Rendering

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.

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

Site Renovation
Comprehensive renovation of the existing structure featuring brand new exterior facades and base building services—ready for tenants seeking long-term occupancy.

High-Visibility Address
Excellent exposure to 30,000 vehicles per day along North Road.

Parking
Ample surface parking onsite and nearby.

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Site Plan

435-455 North Road, Coquitlam, BC



Unit Availability

Available	
Unit 100	1,884 SF
Unit 103	5,299 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 120	7,484 SF
Unit 465	5,701 SF

Under Contract	
Unit 101	913 SF
Unit 102	1,008 SF
Unit 104	2,712 SF
Unit 105	1,560 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 121	9,813 SF
Unit 122	452 SF

Under Negotiation	
Unit 123	35,783 SF

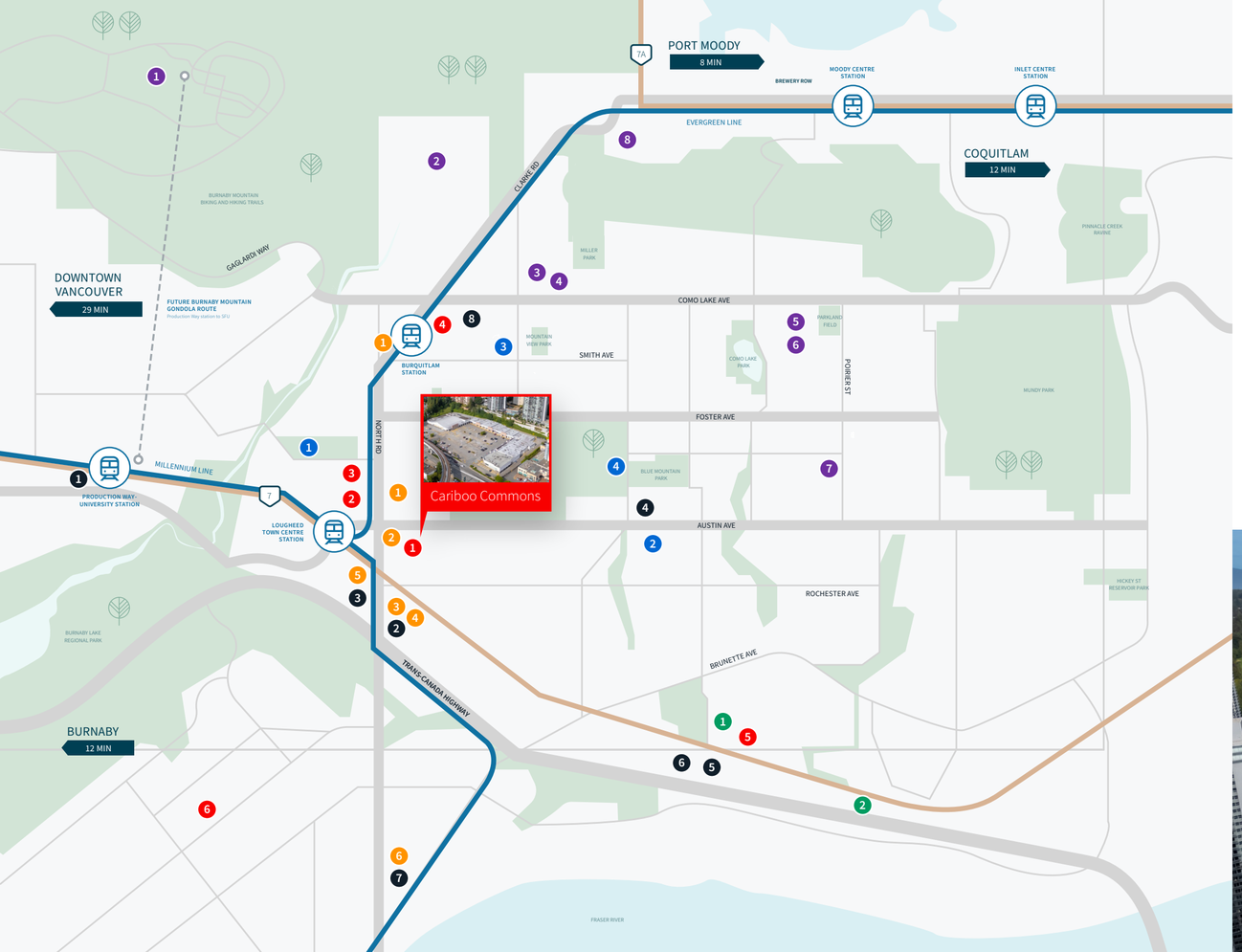


Concept Rendering



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Legend

Shopping Centres

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

Restaurants & Cafes

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

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

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

Demographics

Environics, 2026

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



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