



**SUNWOOD SQUARE**  
COQUITLAM, BC



save on foods

SHOPPERS  
DRUG MART

Willowbrae<sup>®</sup>  
ACADEMY  
where children come to grow

DOLLARAMA \$1

LEGENDARY  
White Spot<sup>®</sup>  
RESTAURANT

cora

## SUNWOOD SQUARE

COQUITLAM, BC

Sunwood Square is the dominant open community centre in the Coquitlam Town Centre trade area. Bisected by two civic thoroughfares in addition to its proximity to the Lougheed Highway and Westwood Street arteries, Sunwood Square offers superior access and parking availability in this affluent, established, yet still growing, trade area. Sunwood Square was extensively renovated in 2009.

Translink's completion of the Millennium Line Evergreen Extension, which opened at the end of 2016, brought an increase in demand on the residential front. The Evergreen Extension connects Coquitlam City Centre through Port Moody to Lougheed Town Centre and onwards to Vancouver. In addition a significant number of residential condominium towers have been built within the vicinity with several others currently in the planning stages or under construction. Sunwood Square is well positioned at the heart of the growth within Coquitlam Town Centre.



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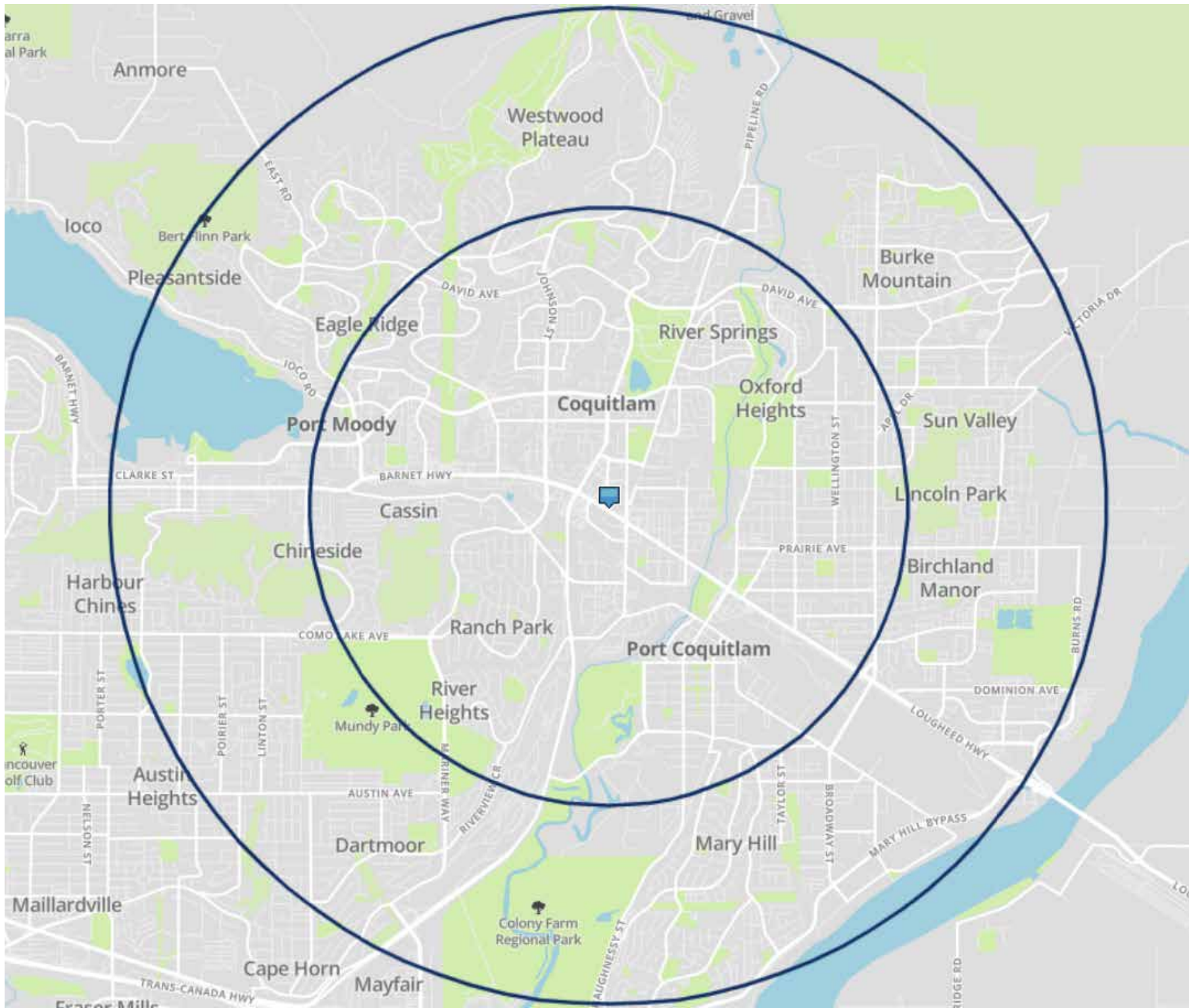
# PROPERTY HIGHLIGHTS

ADDRESS	3025 Lougheed Highway Coquitlam, BC, V3B 6S2
MAJOR INTERSECTION	Lougheed Highway & Westwood Street
GLA (SQ. FT)	190,033
NUMBER OF STORES AND SERVICES	41









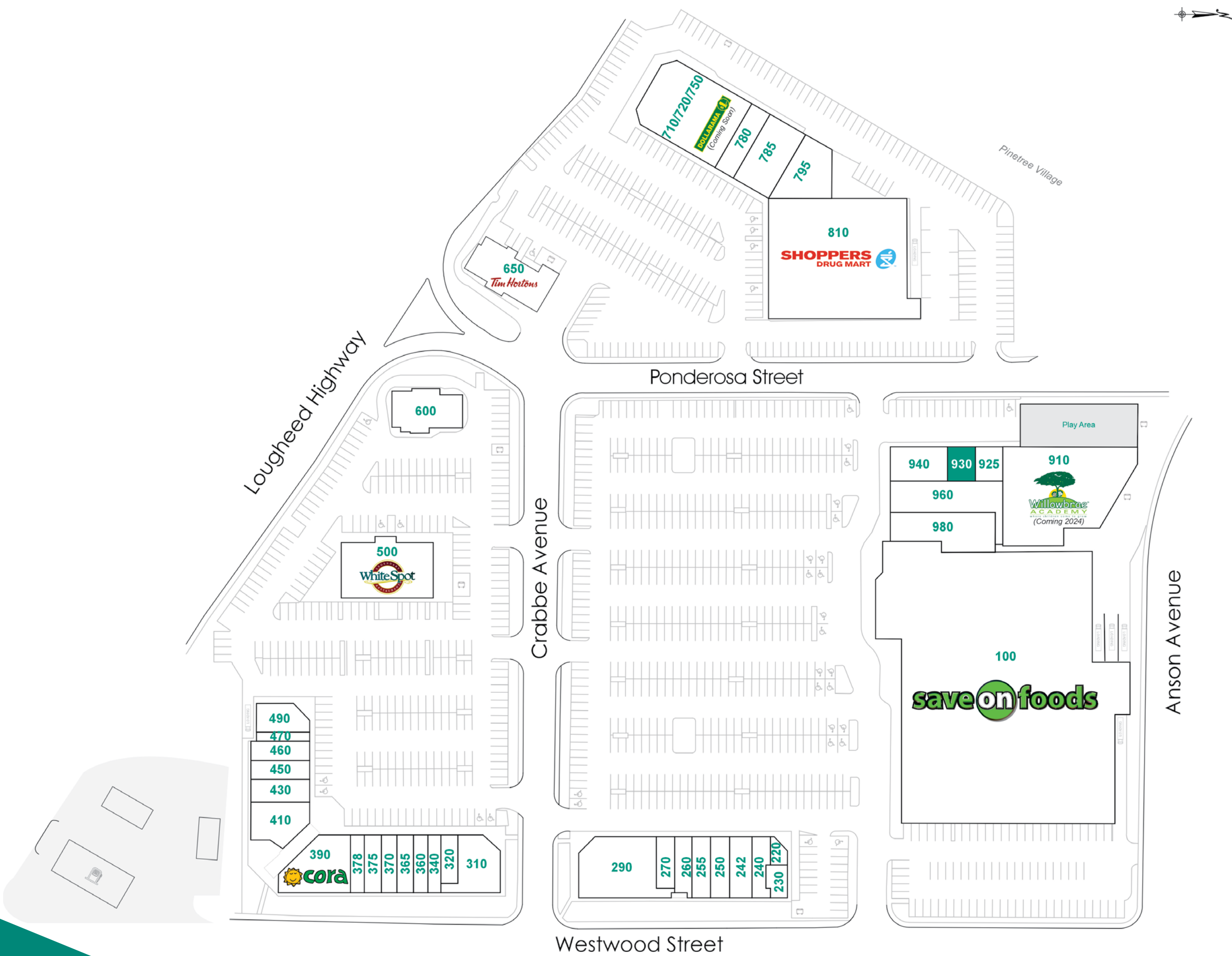
# DEMOGRAPHICS



## TRADE AREA (2024 ESTIMATES)

	DISTANCE	3 KM	5 KM
	FAMILIES WITH CHILDREN	44%	49%
	TRADE AREA POPULATION	109,559	204,171
	AVERAGE HOUSEHOLD INCOME	\$122,283	\$141,057

# SITE PLAN AND TENANT DIRECTORY



UNIT	TENANT	SQ FT	UNIT	TENANT	SQ FT
100	Save-On-Foods	72,296	460	Kumon	1,146
220	Bloomin' Buds Florist	613	470	Anderson Prasad Denture Clinic	738
230	Dr. Zhang, Acupuncturist	904	490	Matoi Sushi	1,689
240	M & M Food Market	1,226	500	White Spot	6,149
242	Club Pilates	1,596	600	Popeye's Louisiana Kitchen	3,181
250	COBS Bread	1,352	650	Tim Hortons	3,693
255	Pizza Hut	1,551	710/720/750	Dollarama	9,277
260	Chopped Leaf	940	780	Haan Korean BBQ House	1,716
270	Legend Cuts	835	785	JAK's Beer Wine Spirits	4,285
290	Prospera Credit Union	5,767	795	Shaw Communications	3,283
310	Hon's Wun-Tun House	3,505	810	Shoppers Drug Mart	20,767
320	Robson Barbers	826	910	Willowbrae Childcare Academy	12,725
340	Pearl Fever Bubble Tea	791	925	Ponderosa Family Dental	1,050
360	Sunwood One Hour Drycleaning	1,033	930	Available	1,046
365	Barburrito	1,339	940	JJ Bean	2,209
370	Mobile Klinik	1,060	960	Moore's Clothing for Men	5,470
375	Kinton Ramen (Coming Soon)	1,269	980	Pet Food N More	4,074
378	Beltone Hearing Care Centre	836			
390	Cora Breakfast & Lunch	4,075			
410	Fit Body Boot Camp	3,008			
430	Easy Allied Health	1,559			
450	Bello's Nails	1,159			





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LIMITED PARTNERSHIP**  
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BentallGreenOak (Canada)  
Limited Partnership, Brokerage

## Coquitlam Centre

Anson Avenue

**save on foods**

Westwood Street

Lougheed Highway

