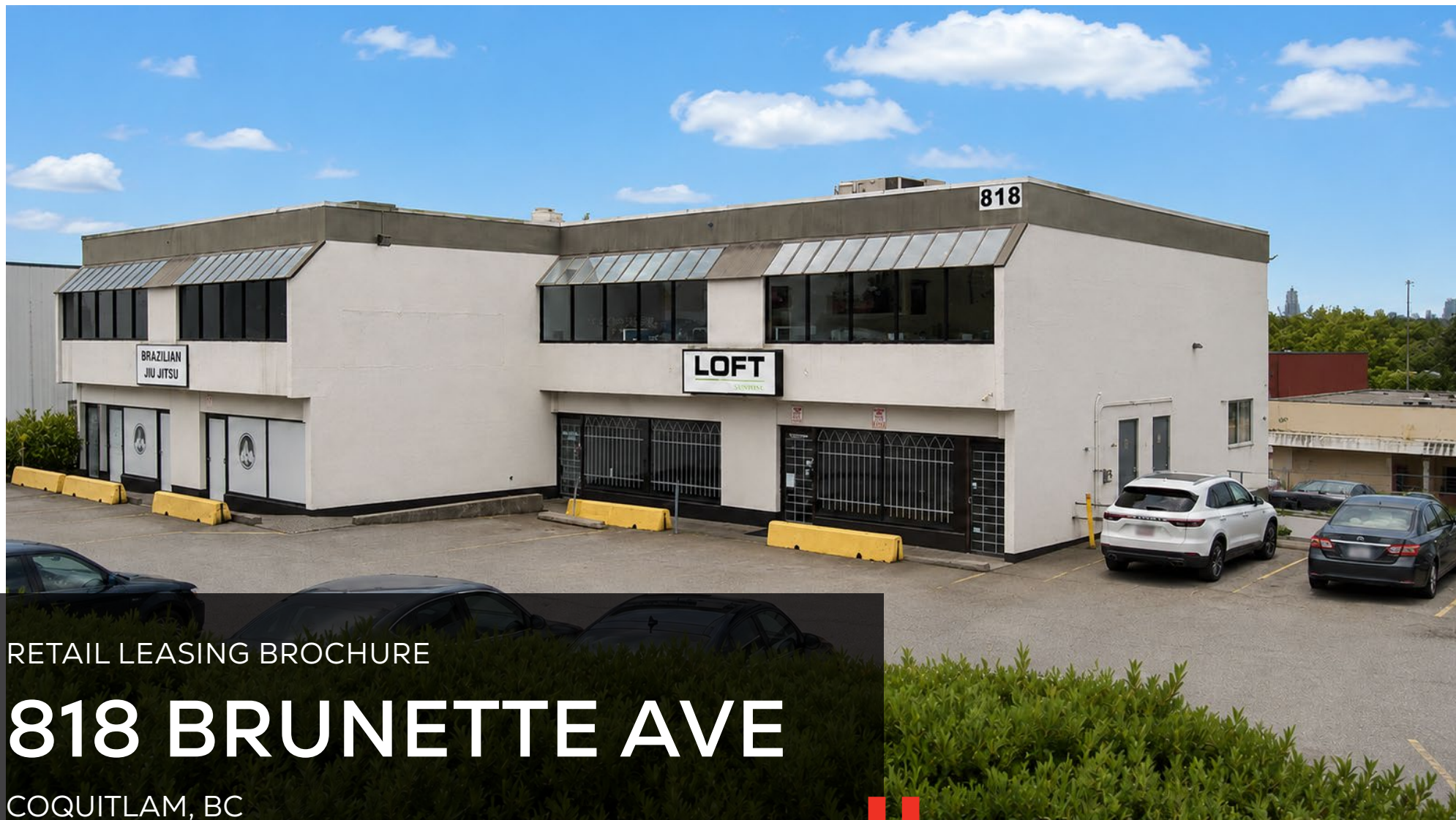




RETAIL LEASING BROCHURE

818 BRUNETTE AVE

COQUITLAM, BC

LIAM MARCH
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SHELDON SCOTT
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SITINGS REALTY LTD.
SITINGS.CA / 604.684.6767
1595 – 650 West Georgia Street, Vancouver, BC V6B 4N8

PROJECT SUMMARY

818 Brunette Ave offers a rare opportunity to lease a high-exposure, 5,552 SF flex-commercial building in Southwest Coquitlam, positioned where Brunette Avenue, Lougheed Highway, and Highway 1 converge, minutes from IKEA and the United Boulevard retail corridor. The two-floor building combines main floor retail/office, second floor office, and rear warehouse with dock loading, supported by 19 on-site parking stalls, a scarce amenity in this corridor. CS-1 Service Commercial zoning accommodates a wide range of uses including retail, office, personal service, commercial recreation, and child care, and with over 811,000 residents within a 15-minute drive and average household incomes exceeding \$128,000, the Property delivers the exposure, access, and functionality to suit a broad range of businesses.

HIGHLIGHTS:



High exposure along
Brunette Ave



19 parking stalls



Rear dock loading door



4 washrooms onsite



DETAILS

✦ <u>Size:</u>	Main Floor:	2,420 SF
	Office (2nd floor):	1,533 SF
	Warehouse	1,599 SF
	TOTAL:	5,552 SF*

✦ Available: November 1, 2026

✦ Additional Rent: \$9.28 PSF

✦ Base Rent: Contact Listing Agent

*Square footage is approximate

ZONING

✦ The Property is zoned **CS-1**, a service commercial zone, a broad designation accommodating a wide range of service and retail oriented commercial uses. Key permitted uses include:*

- Building repair & maintenance
- Retail
- Personal service
- Office
- Business & household service
- Entertainment facility
- Mini-warehouse
- Child care
- Commercial kitchen
- Commercial recreation
- Motor vehicle sales & services
- General & personal-goods retail

*Tenant is responsible for confirming their use is permitted with the appropriate authorities

AREA TENANTS



DEMOGRAPHICS

DRIVE TIME	5 MIN	10 MIN	15MIN
2025 Population	66,814	288,037	811,006
2030 Populations Projections	72,253	306,520	870,386
2025 Average HH Income	\$123,483	\$134,756	\$128,663
2025 Daytime Population	73,313	270,301	755,755

CONTACT

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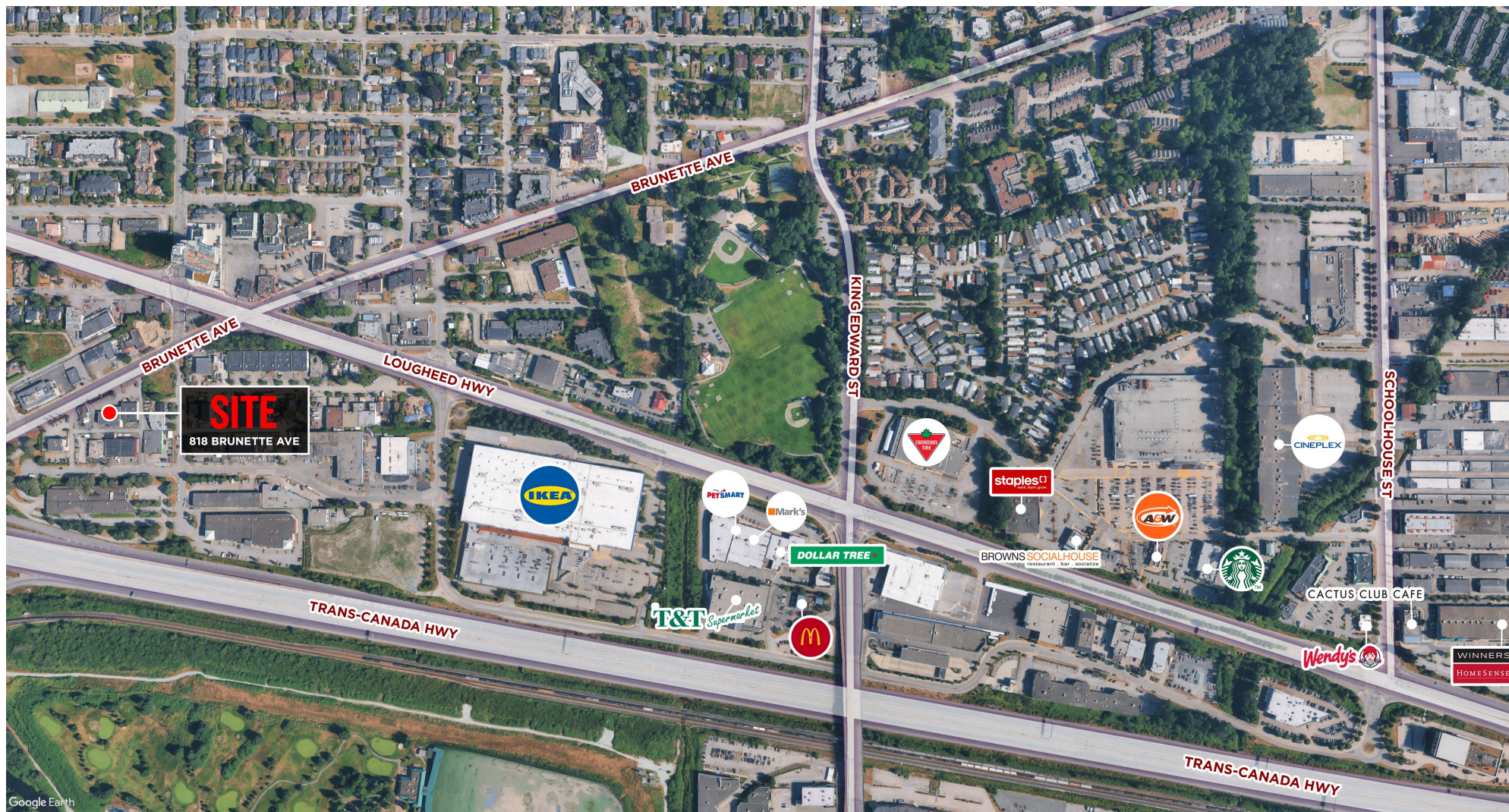
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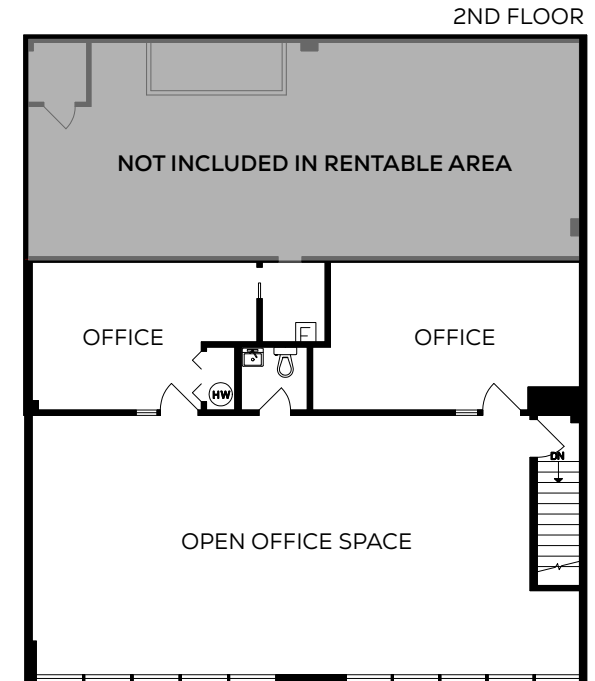
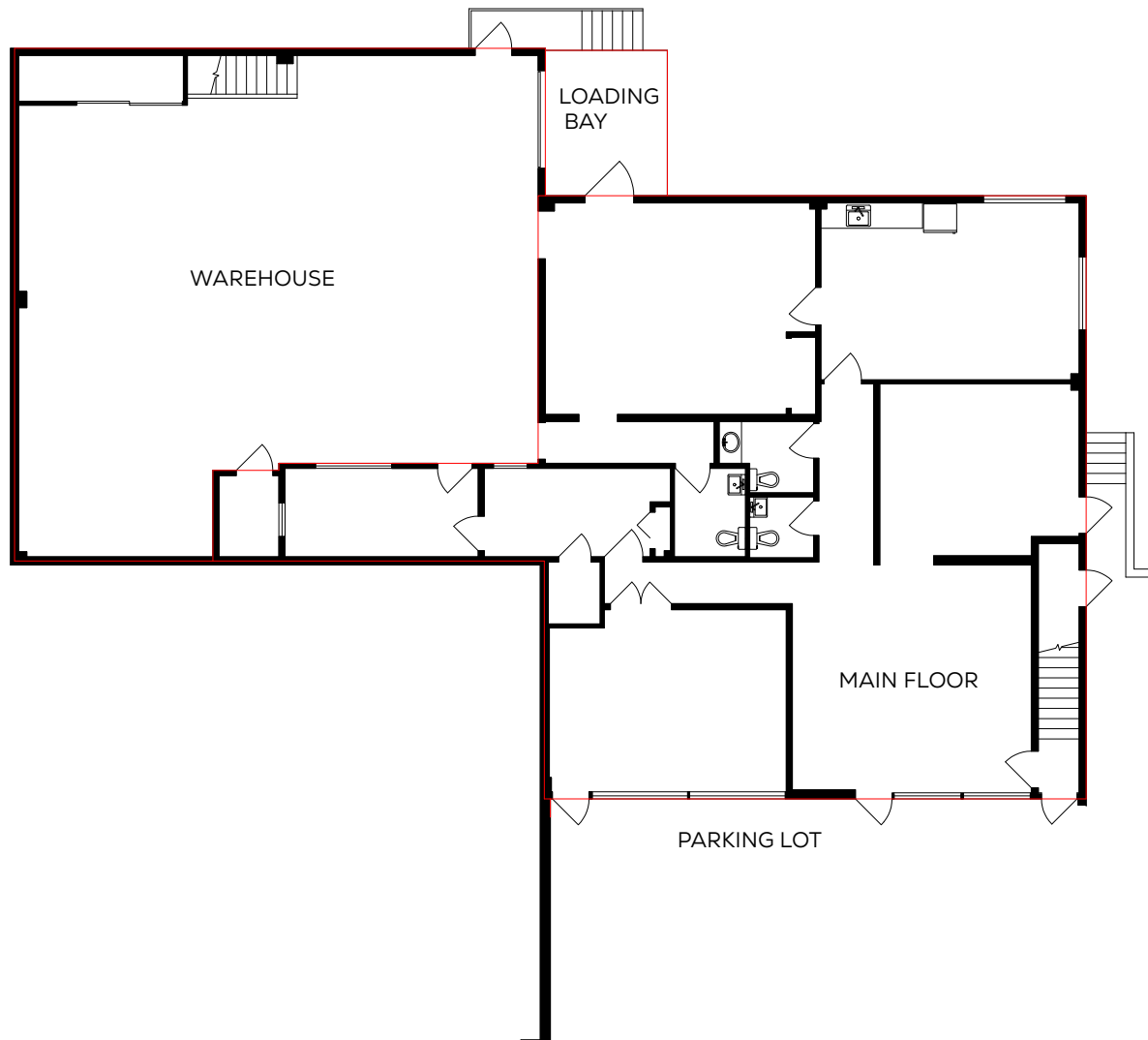
AERIAL



ZOOMED AERIAL



FLOOR PLAN



PHOTOS

