

FOR SALE



BURQUITLAM

DEVELOPMENT OPPORTUNITY

724 Como Lake Avenue | Coquitlam



6-STOREY
WOOD FRAME
DEVELOPMENT
OPPORTUNITY

THE SITE

PROPERTY SUMMARY

London Pacific is pleased to present this exemplary opportunity to purchase a large scale RM-3 development assembly.

Situated in a prime “Top-of-the-Hill” location and within walking distance to the Burquitlam SkyTrain Station and urban core, this offering represents the best RM-3 site in all of Burquitlam/Lougheed.

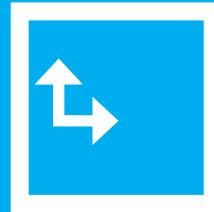
RM-3 MULTI-FAMILY RESIDENTIAL

724 Como Lake Ave

FSR
2.3

CAC
\$3.00

DIMENSIONS
± 242-247'D x 130'L



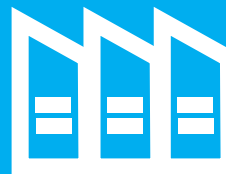
TOTAL SITE AREA

± 31,363
SQFT



GROSS BUILDABLE

± 72,135
SQFT



APPROX.
NUMBER OF UNITS

90-100

City of Vancouver

20
MIN
DRIVE

Simon Fraser
University

6
MIN
DRIVE



Burquitlam
Station

5
MIN
WALK

Proposed
YMCA

5
MIN
DRIVE

Lougheed Centre





SUBJECT SITE



REPRESENTED EXPANSION



ADDRESS	PID	SIZE (SQFT)	LEGAL
724 Como Lake Ave	011-083-654	31,363	Lot 44 District Lot 107 Group 1 New Westminster District Plan 4485



THE LOCATION

BURQUITLAM

Situated in the heart of Burquitlam and within walking distance of the Burquitlam Station and Evergreen Line, this is an excellent opportunity to participate in a vibrant and growing community. Rapid development and investment into the neighborhood by local firms such as Bosa, Marcon, Mosaic Homes, Intracorp, Intergulf, Ledingham McAllister, Townline, Bluesky, Springbank, Belford Properties & Concert are ensuring that this development opportunity and the community as a whole will be a success.

The Burquitlam Neighborhood is conveniently located in close proximity to Lougheed mall, North Rd. Mall, Coquitlam City Centre, Port Moody and Simon Fraser University, with views of both the Burnaby and Coquitlam Lougheed corridor.

The Burquitlam Town Centre has been structured along the objectives of Transit-Oriented Development, an evolving series of planning objectives placing public transit at the heart; Rapid Transits Evergreen Line to run from North Rd to Clarke Rd .



NEIGHBOURHOOD DEMOGRAPHICS



POPULATION
± **32,000**



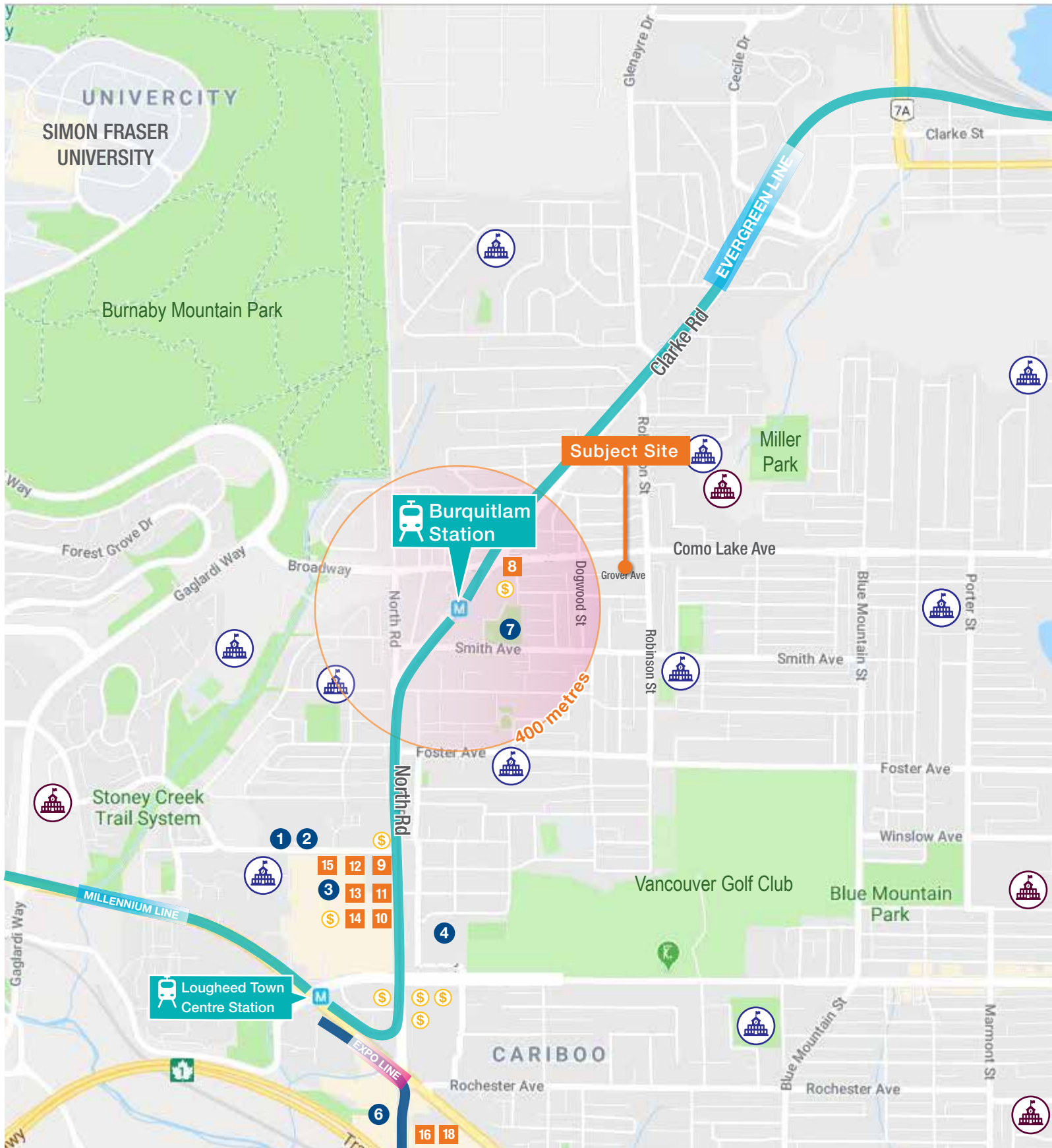
AVG. HOUSEHOLD
INCOME
\$ 88,000



2022 PROJECTED
INCOME
\$ 101,382

MEDIAN AGE
39.4

Burquitlam Station is a central focus of Coquitlam's vision of a transit-oriented village for the area. The station is adjacent to Burquitlam Plaza on the east side of Clarke Road between Smith and Como Lake Avenues, and will serve the 6,000 residents of the area, as well as new residents as the area redevelops.



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|----------------------------|-------------------------------------|-----------------------------|----------------------------|
| ELEMENTARY SCHOOLS | 1 CAMERON RECREATION COMPLEX | 8 SAFEWAY | 15 RONA |
| MIDDLE & SECONDARY SCHOOLS | 2 BURNABY PUBLIC LIBRARY | 9 SHOPPERS DRUG MART | 16 H-MART |
| BANKS | 3 LOUGHEED TOWN CENTRE | 10 GOODLIFE FITNESS | 17 BURQUITLAM PLAZA |
| | 4 COQUITLAM COLLEGE | 11 SAVE-ON FOODS | 18 HANIN VILLAGE |
| | 5 CARIBOO CENTRE | 12 WALMART | |
| | 6 NORTH ROAD CENTRE | 13 LONDON DRUGS | |
| | 7 PROPOSED YMCA | 14 THE BAY | |

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**LONDON
PACIFIC**
REDEFINING LAND

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