

APARTMENTBLOCKS

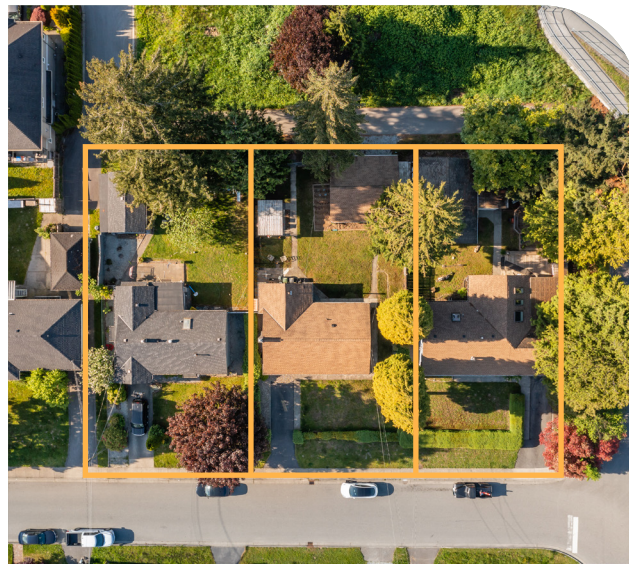
# Sunset

*A Prime Corner Woodframe  
Opportunity in Existing  
Burquitlam Neighbourhood Plan*

615, 617, 619 SUNSET AVENUE  
COQUITLAM, BC







## A NOTE FROM OUR TEAM PRINCIPAL

We like Sunset because it's straightforward. It's not within the TOA, and it's already designated under the Burquitlam plan, which means no uncertainty or waiting to build.

This is a clean, corner site, zoned for six storeys, and walkable to two SkyTrain lines at Lougheed Town Centre Station. You're right off Lougheed Highway, near billions in investment, and in a location that's already delivering steady rental demand and long-term upside.

We brought this to market for developers who want to move, not wait.

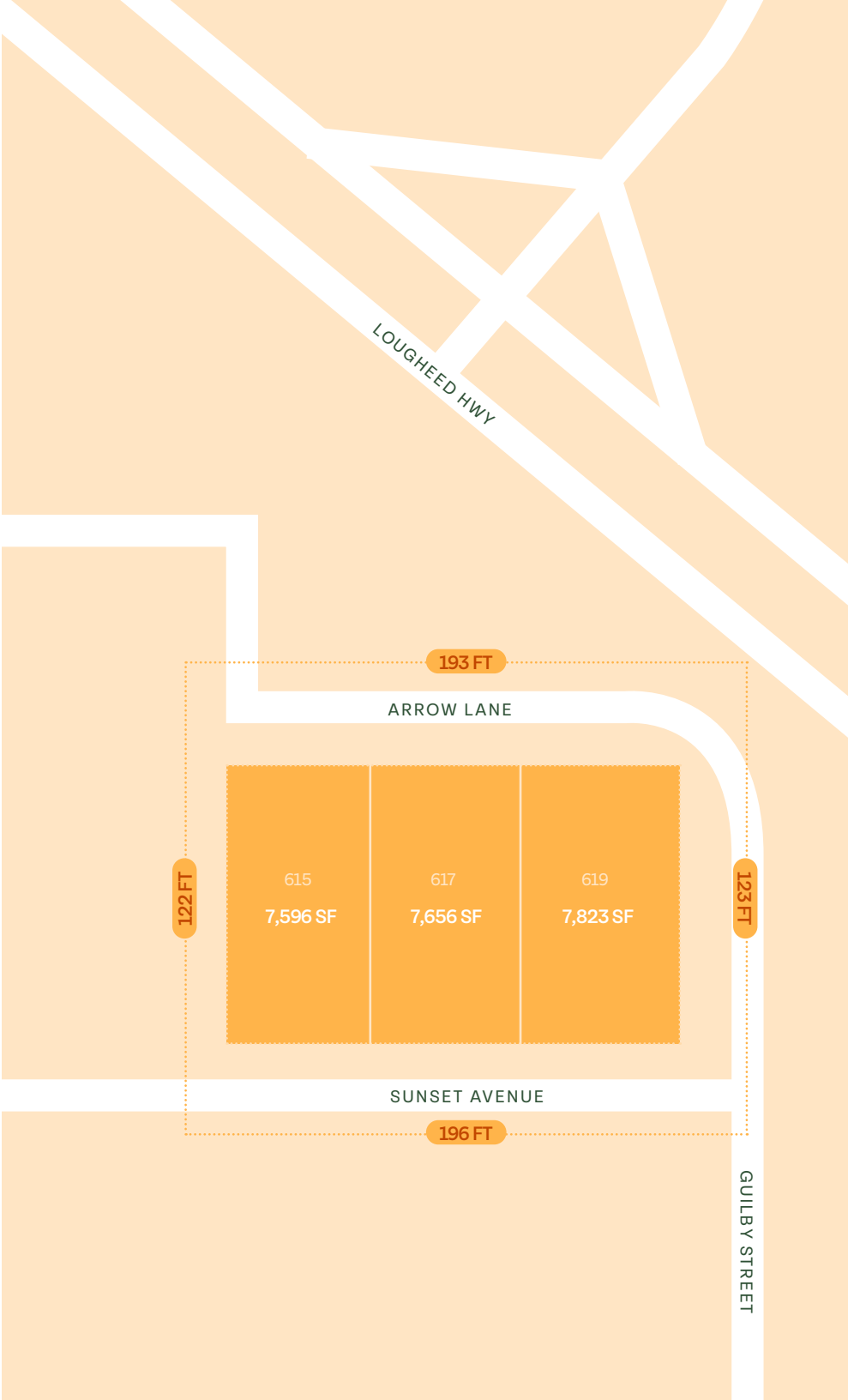
If you'd like to walk the site or talk through the fundamentals, we're happy to connect.

**Brandon Harding**  
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OPPORTUNITY SNAPSHOT

Corner Site Designated for Six Storeys in the Burquitlam-Lougheed Plan

Address	615-619 Sunset Avenue, Coquitlam
Total Site Area	23,075 SQFT
Total Buildable Area	53,073 SQFT
Potential Floor Space Ratio	2.3 FSR
Zoning	RM-3
Designation	Medium Density Apartment
Price	\$6,300,000



## WHY SUNSET WILL OUTPERFORM

Framed by two quiet streets and backed by major infrastructure, Sunset delivers what developers need: a clean corner site, SkyTrain nearby, and a new community already taking shape around it.



### Effortless Access via Expo & Millennium Lines

A 15-minute walk to Lougheed Town Centre Station, where dual-line access connects future residents to Downtown Vancouver, Burnaby, New Westminster, Port Moody, Surrey and beyond.

- 15 minute walk
- 3 minute drive



### At the Edge of Lougheed's \$7B Transformation

Surrounded by established retail and amenities, this site is already supported by existing infrastructure.

- 15-minute walk
- 3-minute drive



### A Clean Corner Site

With frontage on both Sunset Avenue and Guilby Street this clean corner lot simplifies access, maximizes design flexibility, and increases long-term visibility.



### Rental Demand, Built In

With new communities by developers like Ledingham McAllister and Mosaic already anchoring the area, Sunset is surrounded by proven rental product, making it well-positioned for long-term growth and absorption.



PROVEN ABSORPTION. RIGHT NEXT DOOR



● Wilford | Allaire Living

\$1025	per SQFT
40	Units Sold



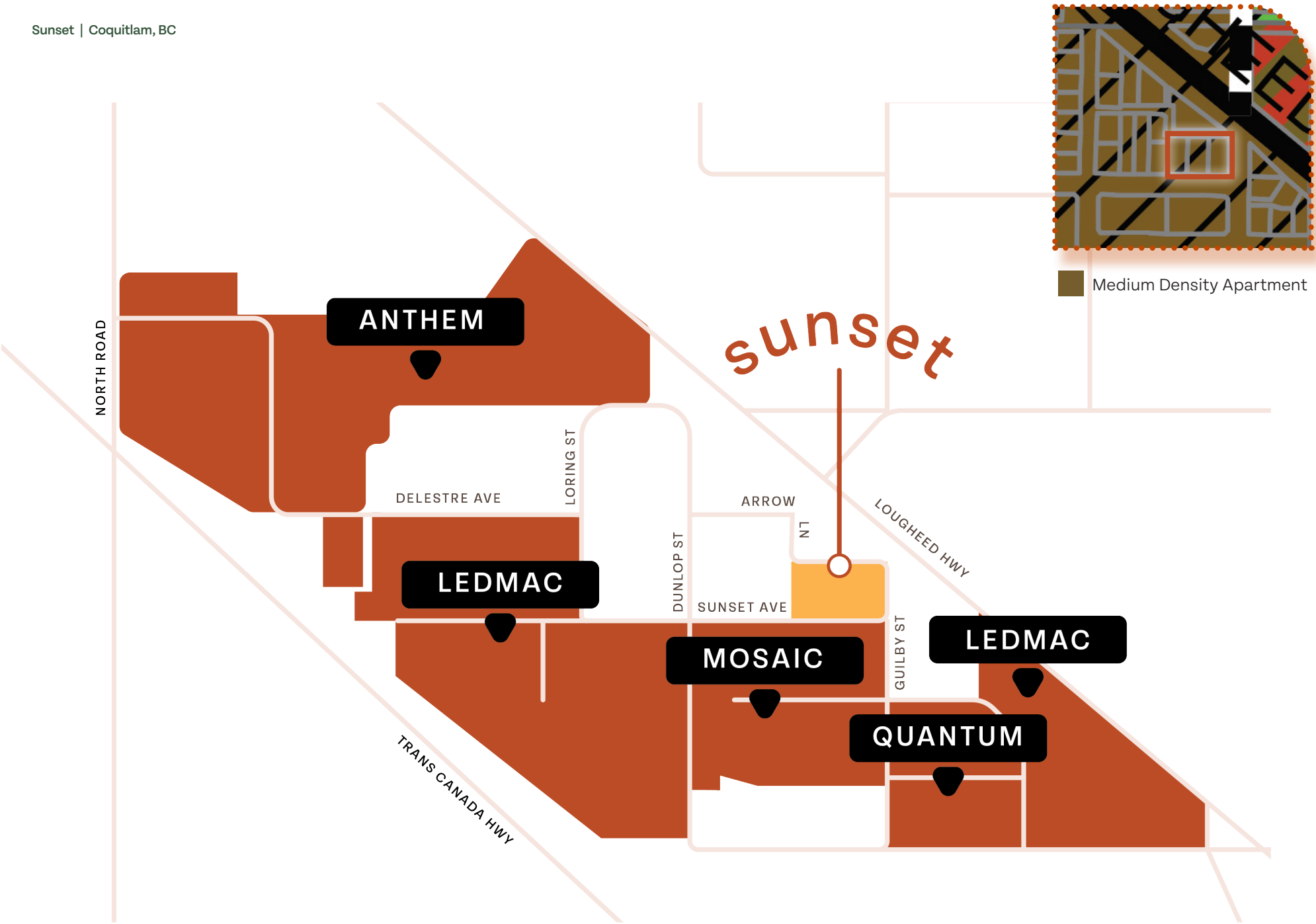
● Arcadia | Quantum Properties

\$1050	per SQFT
32	Units Sold



● Emerald | Quantum Properties

\$1116	per SQFT
15	Units Sold



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## LET'S CONNECT

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**OAKWYN REALTY**

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