

APARTMENTBLOCKS

# Thompsonwest

*6 to 8 Storey Development  
Opportunity in Burquitlam*

574, 578, 580, 584 THOMPSON AVE  
COQUITLAM, BC



Alina | Strand



Emerald | Quantum Properties



Botanica | Qualex-Landmark



Arcadia | Quantum Properties



## A NOTE FROM OUR TEAM PRINCIPAL

There's a lot of noise in the market right now – towers proposed, policy shifting, and sites being brought forward without the fundamentals in place.

But Burquitlam is different. Presales are strong. Infrastructure is already here. And demand for well-located midrise product is proving itself in real time.

That's what makes Thompson West stand out. Just beneath SFU, steps to the SkyTrain, and quietly positioned along the new Gardena Road extension – this site sits at the centre of what's working in the market.

It's clean, flat, and ready to go. A straightforward opportunity in a neighbourhood that's already absorbing new product.

We curated this site for developers who are ready to move – not wait. Quietly framed. Well positioned. Built for absorption.

**Brandon Harding**

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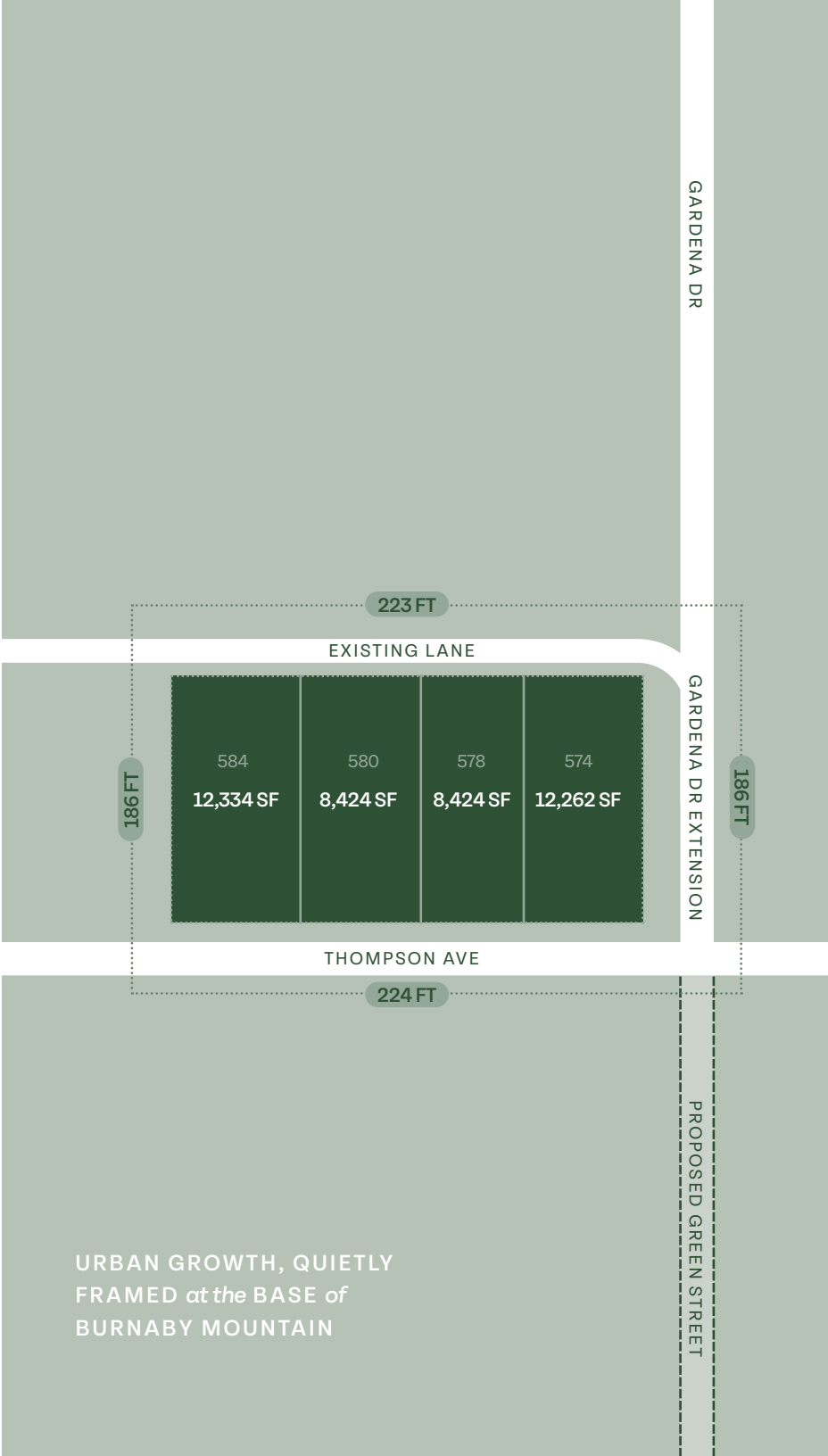
604 900 5595



OPPORTUNITY SNAPSHOT

Build **Up to 8 Storeys** where  
Presales are Already Performing

Address	574 - 584 Thompson Avenue, Coquitlam
Total Site Area	41,444 SQFT
Total Buildable Area	124,333 SQFT
Zoning	RM-3 (TOA)
Designation	Mid-Rise (Up to 8 storeys)
Price	\$13,600,000



WHY THOMPSON WEST WILL OUTPERFORM

Positioned beneath **Burnaby Mountain**. Framed for up to 6 to 8 storeys. Steps from transit. Built for absorption.



A Direct Line to Simon Fraser University

5 minutes from Simon Fraser University. A steady pipeline of student, faculty, and rental demand – ideal for efficient product and long-term absorption.

- 15-minute walk
- 5-minute drive



Everyday Essentials, Already Here

YMCA, groceries, cafés, parks – all in a 10-minute radius. Lifestyle-focused living that's easy to market and easier to sell. It's a real neighbourhood, not just a plan on paper.

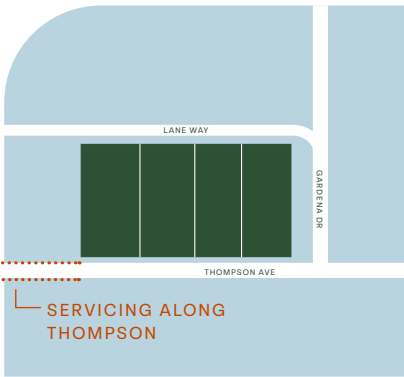
- 5-minute walk
- 2-minute drive



Transit Without the Trade-Offs

Walkable to Burquitlam Station. Mid-rise scale with rapid transit access – no towers, no entitlement delay.

- 9-minute walk
- 3-minute drive



New Infrastructure

Upcoming developments by Adera and Everglade are delivering new off-site infrastructure along Thompson Avenue.

PROVEN ABSORPTION. RIGHT NEXT DOOR



● Botanica | Qualex-Landmark

\$1040	per SQFT
167	Units Sold



● Arcadia | Quantum Properties

\$1050	per SQFT
32	Units Sold



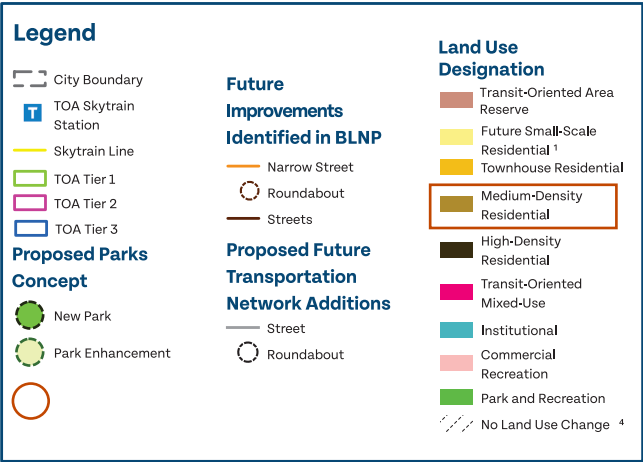
● Emerald | Quantum Properties

\$1116	per SQFT
15	Units Sold

MOMENTUM YOU CAN MAP



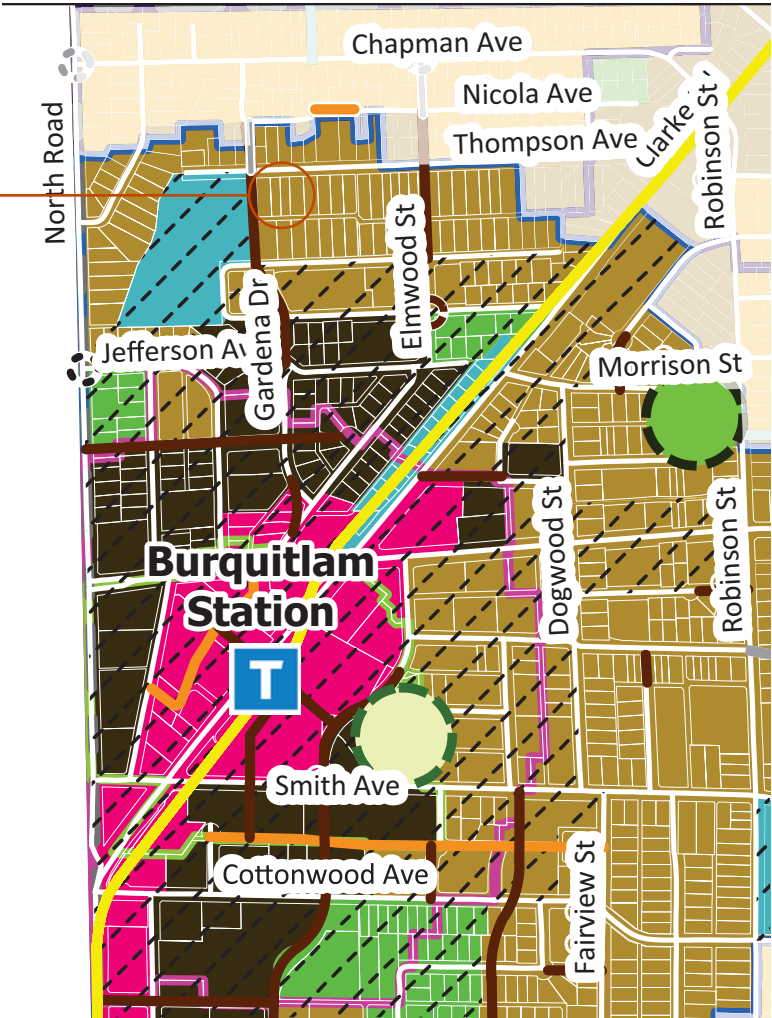
YOUR DEVELOPMENT CANVAS



The designation for the subject propert under the Proposed Transit Oriented Areas Update (Stage 2) is **Medium Density Residential**. This allows for a maximum FSR of 3.0 and a maximum building height of 8 storeys.

Proposed Concept

Subject Site







GREATER HEIGHTS  
LEARNING ACADEMY



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## LET'S CONNECT

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OAKWYN REALTY

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