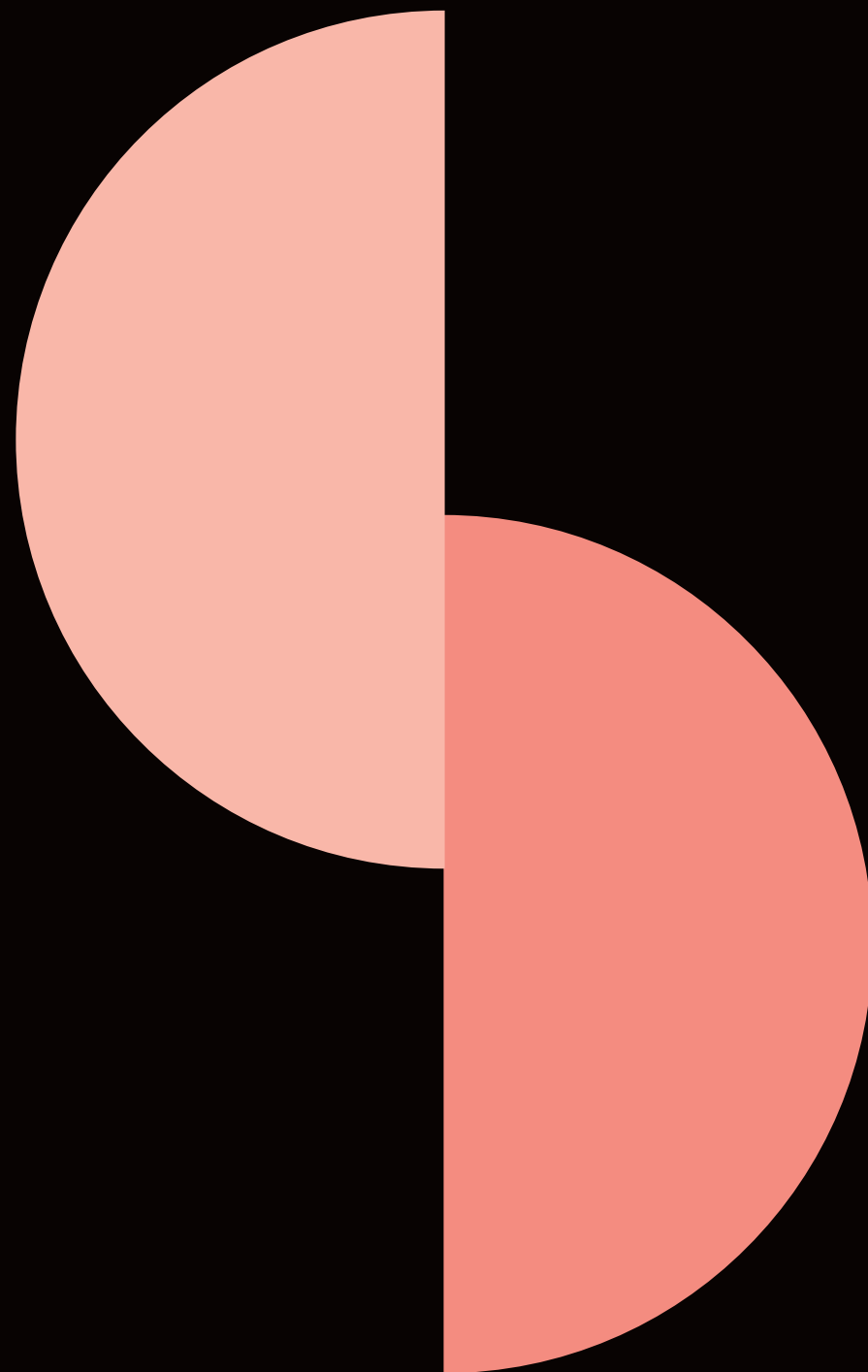


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**SOCO**  
BY ANTHEM

# SOCO RETAIL + OFFICE

SOCO is a master planned urban mixed use community located on North Road in Coquitlam. Situated north of Highway 1, the project will serve as a gateway to Coquitlam and will comprise of seven residential towers, a six-storey rental building, 3 levels of office space, retail space and a daycare.

|                   |                                |
|-------------------|--------------------------------|
| Municipal Address | 319 North Road, Coquitlam, BC  |
| Number of Homes   | 2,259                          |
| Number of Towers  | 7 Towers                       |
| Retail            | 15,000 sf approx.              |
| Office            | 47,200 sf approx.              |
| Zoning            | C-7 Transit Village Commercial |



\* Artist Rendering Only

NEIGHBOURHOOD  
STATISTICS

395,516

15 Minute Drive Time Population  
2022 Environics

\$107,902

Avg. Household Income

52

Median Age

150,298

15 Minute Drive Time Household  
2022 Environics

43%

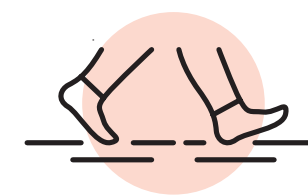
Born Outside Canada

54%

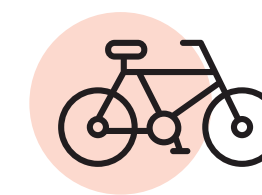
Post Secondary  
Education



TRANSIT SCORE : **83**



WALK SCORE: **69**



BIKE SCORE: **66**



**2,259 HOMES**

Estimated Residential Population:

**4,378 PEOPLE**

\*Based on 2 persons/home



← BURNABY

COQUITLAM

PHASE 1  
NORTH TOWER  
272 Homes

PHASE 1  
SOUTH TOWER  
240 Homes

PHASE 2  
299 Homes

PHASE 3  
356 Homes

PHASE 4  
443 Homes

FUTURE PHASE 5  
649 Homes

PHASE 2  
171 Homes

NORTH ROAD

TRANS-CANADA HIGHWAY



## NEARBY AMENITIES

### EDUCATION

1. Propel Montessori Preschool
2. Rochester Elementary
3. Our Lady of Fatima School
4. Alderson Elementary
5. St Michael's School
6. Urban Academy School
7. Cameron Elementary

### EAT

1. Joey Coquitlam
2. Sun Star Restaurant
3. ARISU Authentic Korean BBQ
4. Pho Capital
5. Wings Coquitlam
6. The Wild Fig Restaurant
7. Hee Rae Deung Restaurant
8. White Spot
9. Sushi California
10. My Greek Taverna

### SERVICES

1. TD Bank
2. KEB Hana Bank
3. HSBC Bank
4. North Road Animal Hospital
5. RBC Royal Bank
6. Scotia Bank
7. CIBC Bank
8. BMO Bank
9. Elicare Walk-In Clinic
10. Royal Columbian Hospital

### SHOPPING

### PARK

### SKYTRAIN LINE

### BUS STOPS


**DOWNTOWN**  
 45 MIN  30MIN

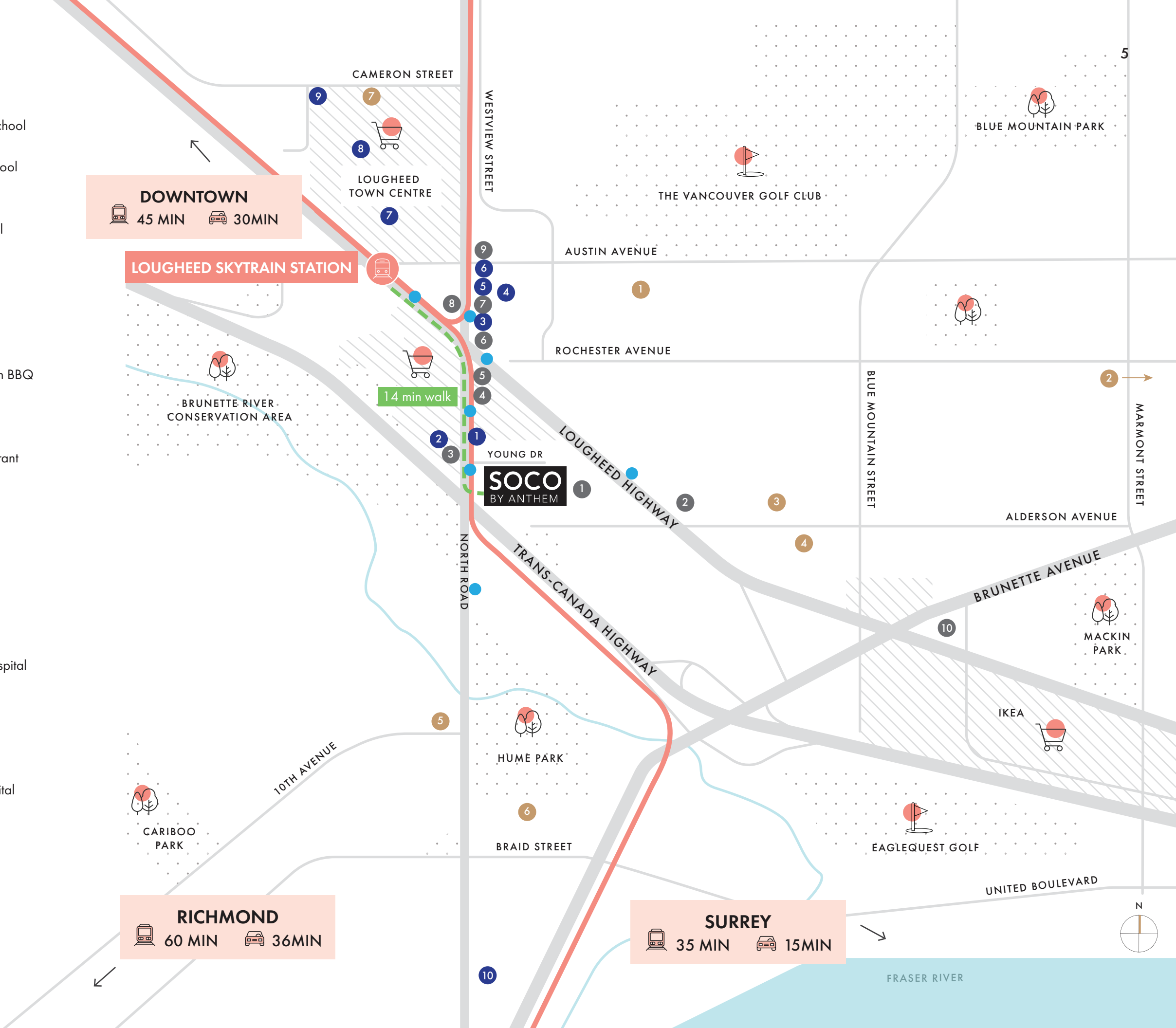
**LOUGHEED SKYTRAIN STATION**

14 min walk

**SOCO**  
BY ANTHEM

**RICHMOND**  
 60 MIN  36MIN

**SURREY**  
 35 MIN  15MIN





# SOCO One





# SOCO One



Office  
L2 - L4

Retail



# RETAIL - Phase 1 / South Tower



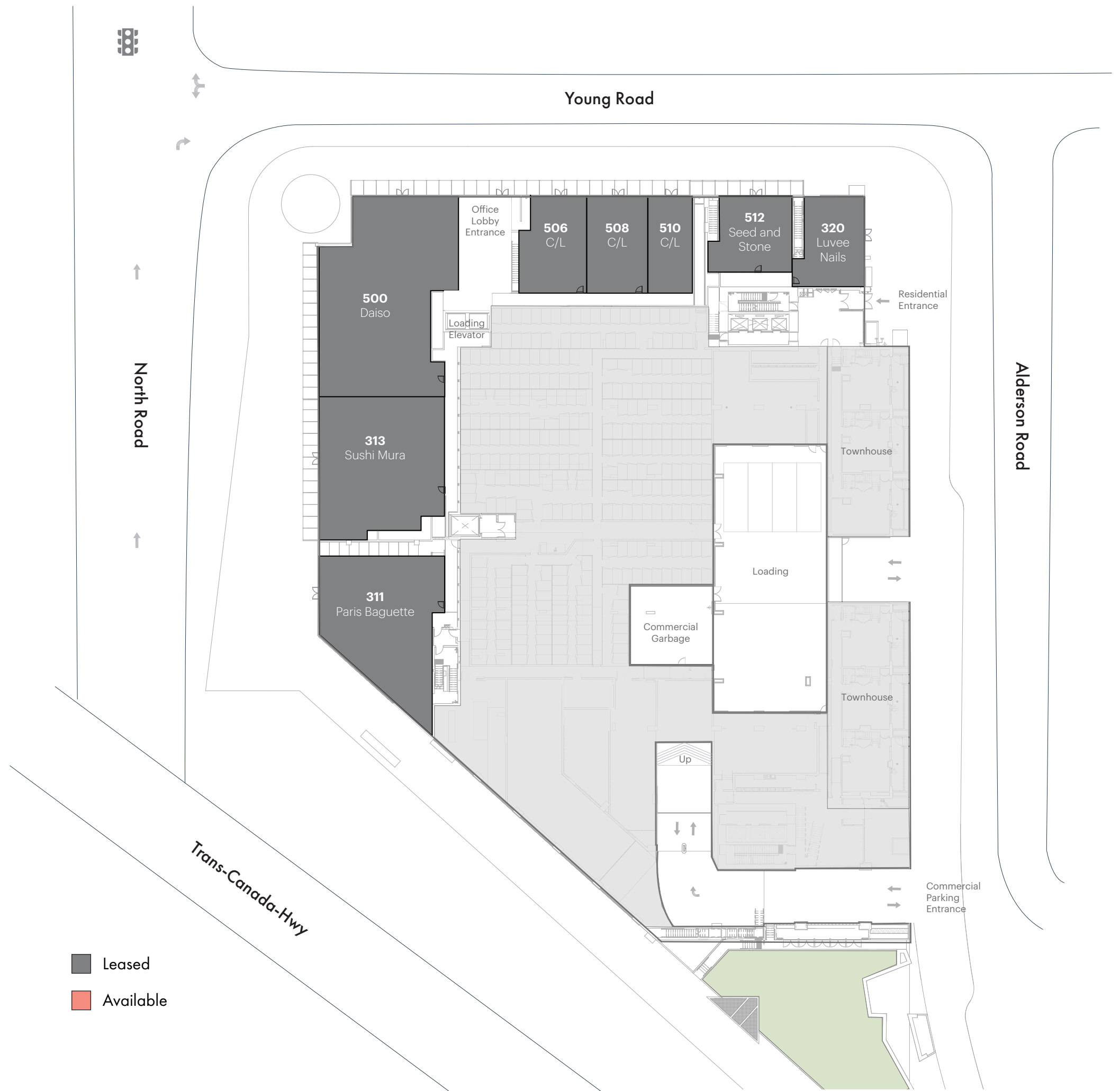
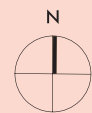
\* Artist Rendering Only



# RETAIL

| Unit # | Sq. Ft. | Tenant Name          |
|--------|---------|----------------------|
| 311    | 2,888   | Paris Baguette       |
| 313    | 3,059   | Sushi Mura           |
| 500    | 4,014   | Daiso                |
| 506    | 1,001   | Conditionally Leased |
| 508    | 956     | Conditionally Leased |
| 510    | 668     | Conditionally Leased |
| 512    | 1,012   | Seed and Stone       |
| 320    | 1,018   | Luvee Nails          |

|                  |   |
|------------------|---|
| <b>Net Rent</b>  | Contact Leasing Agents                        |
| <b>Add. Rent</b> | \$16.92 psf (2025 estimate)                   |
| <b>Parking</b>   | Approx. 135 Retail and Office customer stalls |





OFFICE



Office  
L2 - L4

Retail

\* Artist Rendering Only

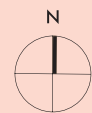


# OFFICE L2

| Office | Sq. Ft. | Tenant Name |
|--------|---------|-------------|
| 209    | 2,315   | Available   |
| 208    | 1,444   | Available   |
| 207    | 1,225   | Leased      |
| 206    | 2,537   | Leased      |
| 205    | 1,448   | Available   |
| 204    | 1,053   | Available   |
| 203    | 1,461   | Leased      |
| 202    | 1,274   | Available   |
| 201    | 1,373   | Available   |

\*This is a conceptual demising plan, subject to change.

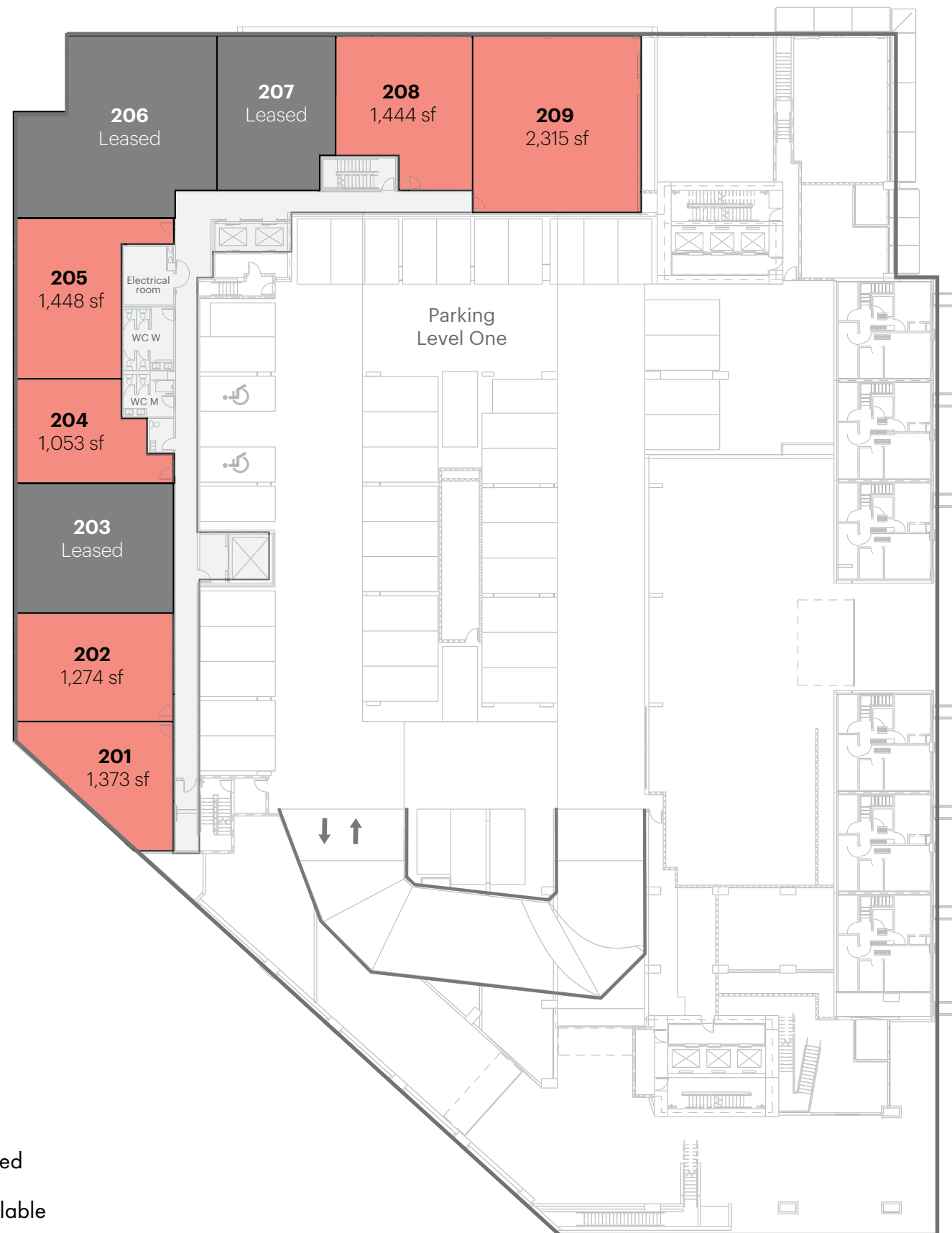
|                        |  |
|------------------------|--|
| <b>Net Rent</b>        | Contact Leasing Agents                 |
| <b>Add. Rent</b>       | \$18.75 psf (2025 estimate)            |
| <b>Ceiling Height</b>  | 11 ft (Level 2 & 3)<br>14 ft (Level 4) |
| <b>Level 2 Parking</b> | 42 stalls                              |



North Road

Young Road

Leased  
 Available



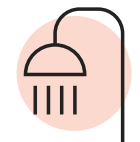
## OFFICE AMENITIES



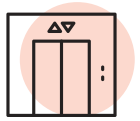
SECURED PARKING



BIKE LOCKERS



END OF TRIP FACILITIES



FREIGHT ELEVATORS



DEDICATED OFFICE LOBBY

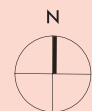


# OFFICE L3

| Office        | Sq. Ft.       | Tenant Name      |
|---------------|---------------|------------------|
| 311           | 2,566         | Available        |
| 310           | 1,077         | Available        |
| 309           | 1,417         | Available        |
| 308           | 1,223         | Available        |
| 307           | 1,334         | Available        |
| 306           | 2,267         | Available        |
| 305           | 1,812         | Available        |
| 304           | 1,053         | Available        |
| 303           | 1,456         | Available        |
| 302           | 1,268         | Available        |
| 301           | 1,372         | Available        |
| <b>*Total</b> | <b>16,846</b> | <b>Available</b> |

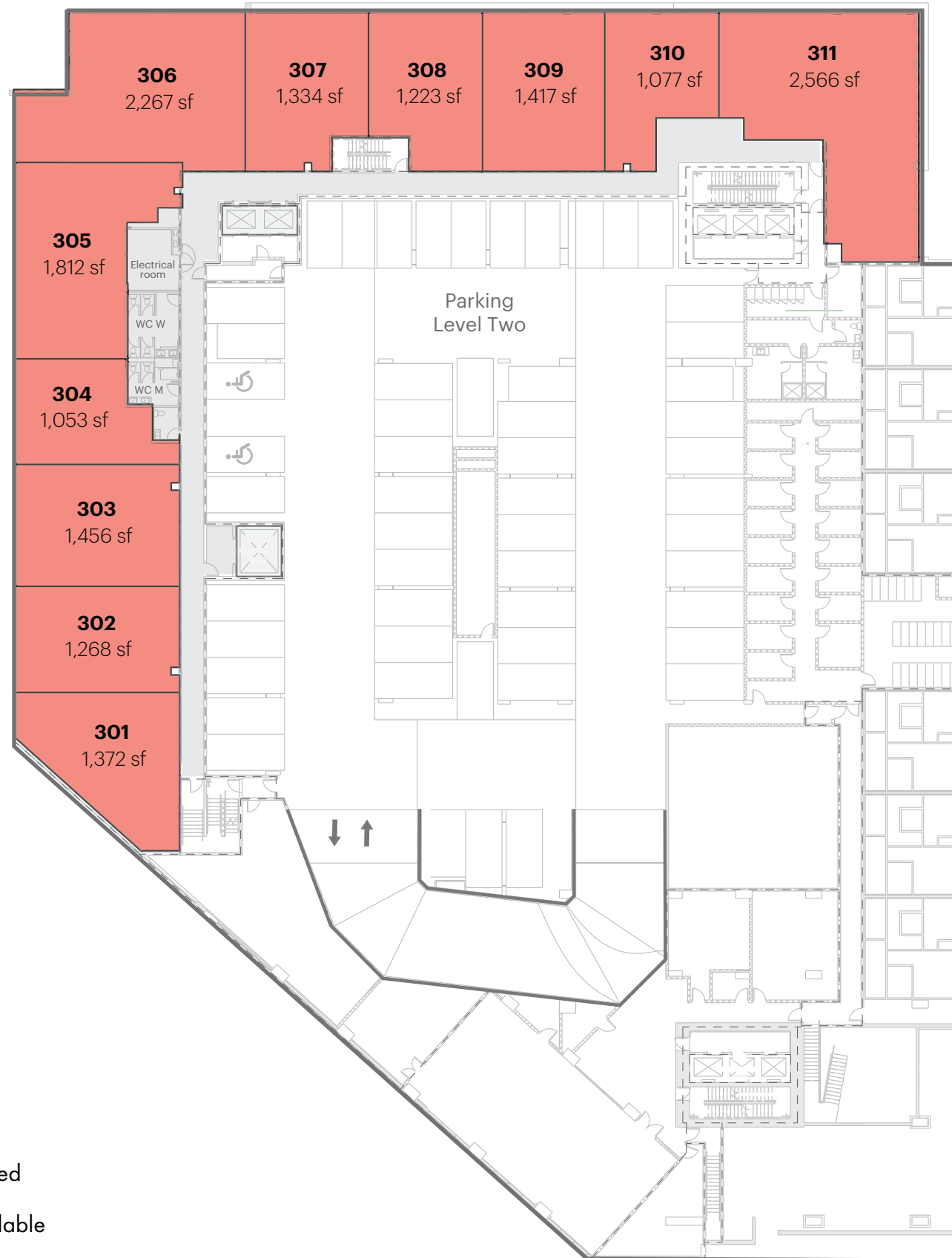
\*This is a conceptual demising plan, subject to change.  
Units can be made contiguous up to approximately 16,846 square feet.

|                        |  |
|------------------------|--|
| <b>Net Rent</b>        | Contact Leasing Agents                 |
| <b>Add. Rent</b>       | \$18.75 psf (2025 estimate)            |
| <b>Ceiling Height</b>  | 11 ft (Level 2 & 3)<br>14 ft (Level 4) |
| <b>Level 3 Parking</b> | 53 stalls                              |



North Road

Young Road



- Leased
- Available

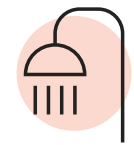
## OFFICE AMENITIES



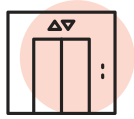
SECURED PARKING



BIKE LOCKERS



END OF TRIP FACILITIES



FREIGHT ELEVATORS



DEDICATED OFFICE LOBBY

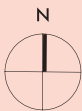


# OFFICE L4

| Office        | Sq. Ft.       | Tenant Name      |
|---------------|---------------|------------------|
| 411           | 2,789         | Available        |
| 410           | 714           | Available        |
| 409           | 978           | Available        |
| 408           | 1,445         | Available        |
| 407           | 1,107         | Available        |
| 406           | 2,365         | Available        |
| 405           | 1,709         | Available        |
| 404           | 1,041         | Available        |
| 403           | 1,456         | Available        |
| 402           | 1,259         | Available        |
| 401           | 1,372         | Available        |
| <b>*Total</b> | <b>16,235</b> | <b>Available</b> |

\*This is a conceptual demising plan, subject to change.  
Units can be made contiguous up to approximately 16,235 square feet.

|                        |  |
|------------------------|--|
| <b>Net Rent</b>        | Contact Leasing Agents                 |
| <b>Add. Rent</b>       | \$18.75 psf (2025 estimate)            |
| <b>Ceiling Height</b>  | 11 ft (Level 2 & 3)<br>14 ft (Level 4) |
| <b>Level 4 Parking</b> | 41 stalls                              |

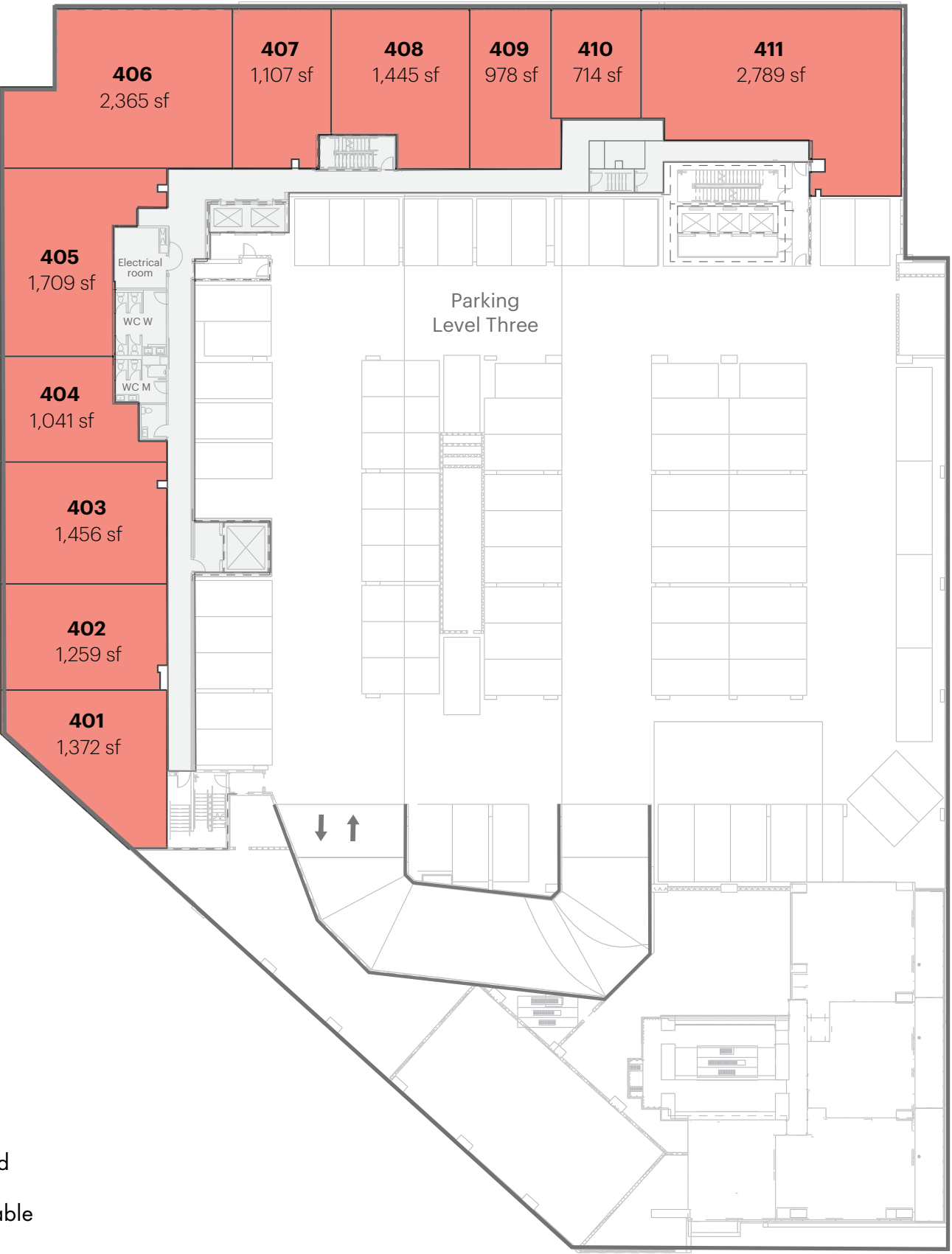


- Leased
- Available



North Road

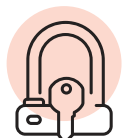
Young Road



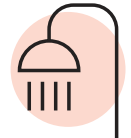
## OFFICE AMENITIES



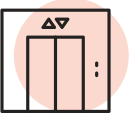
SECURED PARKING



BIKE LOCKERS



END OF TRIP FACILITIES



FREIGHT ELEVATORS



DEDICATED OFFICE LOBBY





Founded in 1991, Anthem is a team of 850+ people driven by creativity, passion and direct communication. Anthem has invested in, developed or managed – alone or in partnership – more than 400 residential and commercial projects across North America.

Our growing residential portfolio includes 44,000 homes that are complete, in design or under construction, from mixed-use residential to townhome, rental and single-family homes.

We own, co-own, manage or have previously owned 12 million square feet of retail, industrial and office space, and our land portfolio includes more than 60 communities, spanning 9,100 acres across Canada and the United States.

Anthem is a real estate development, investment and management company that strives, solves and evolves to create better spaces and stronger communities. **We are Growing Places.**



GEORGETOWN, SURREY



WYNWOOD GREEN, COQUITLAM



STATION SQUARE, BURNABY



## CONTACT

### **Bob Tattle**

Vice President, Business Development  
604 488 3638  
btattle@anthemproperties.com

### **Zac Osinchuk**

Manager, Leasing  
604 237 0966  
zosinchuk@anthemproperties.com

### **Anthem Properties Group Ltd.**

Suite 1100, Bentall 4, Box 49200  
1055 Dunsmuir Street  
Vancouver, BC V7X 1K8  
Phone 604 689 3040

[anthemproperties.com](http://anthemproperties.com)

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V 11/20/25

