

The Colliers logo is located in the top right corner. It consists of the word "Colliers" in a white serif font, set against a dark blue rectangular background. Below the text are three horizontal stripes in yellow, red, and blue.A blue rectangular box with the text "FOR LEASE" in white, bold, uppercase letters. The box is positioned in the lower-left area of the image, overlapping the building and the dark blue text overlay.

**FOR LEASE**

# High Exposure Corner Retail Premises in Metrotown

**5210 KINGSWAY, BURNABY**

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## BUILDING DETAILS

Municipal Addresses	5210 Kingsway, Burnaby (5204 Kingsway)
Type	Freestanding retail property, corner exposure
Site Area	25,061 SF +/-
Building Area	10,989 SF +/-
Vacant Space	6,564 SF +/- (demisable)
Availability	Immediately
Basic Rent	\$65.00 PSF/per annum
Additional Rent (2025 Estimate)	\$24.50 PSF/per annum
Zoning	C2 Community Commercial District
Parking (+/-)	23 parking spaces   Up to 12 are available for the subject space
Loading	Rear door



## An Opportunity to Lease Space in Bustling Metrotown.

5210 Kingsway is situated at the SW corner of Royal Oak Avenue and Kingsway in Metrotown, Burnaby, BC. This corner location is one of the highest profile in the area.

Metrotown, Burnaby is a bustling regional town center and the city's downtown, known for its high-rise commercial and residential buildings, and British Columbia's largest mall - Metropolis at Metrotown.

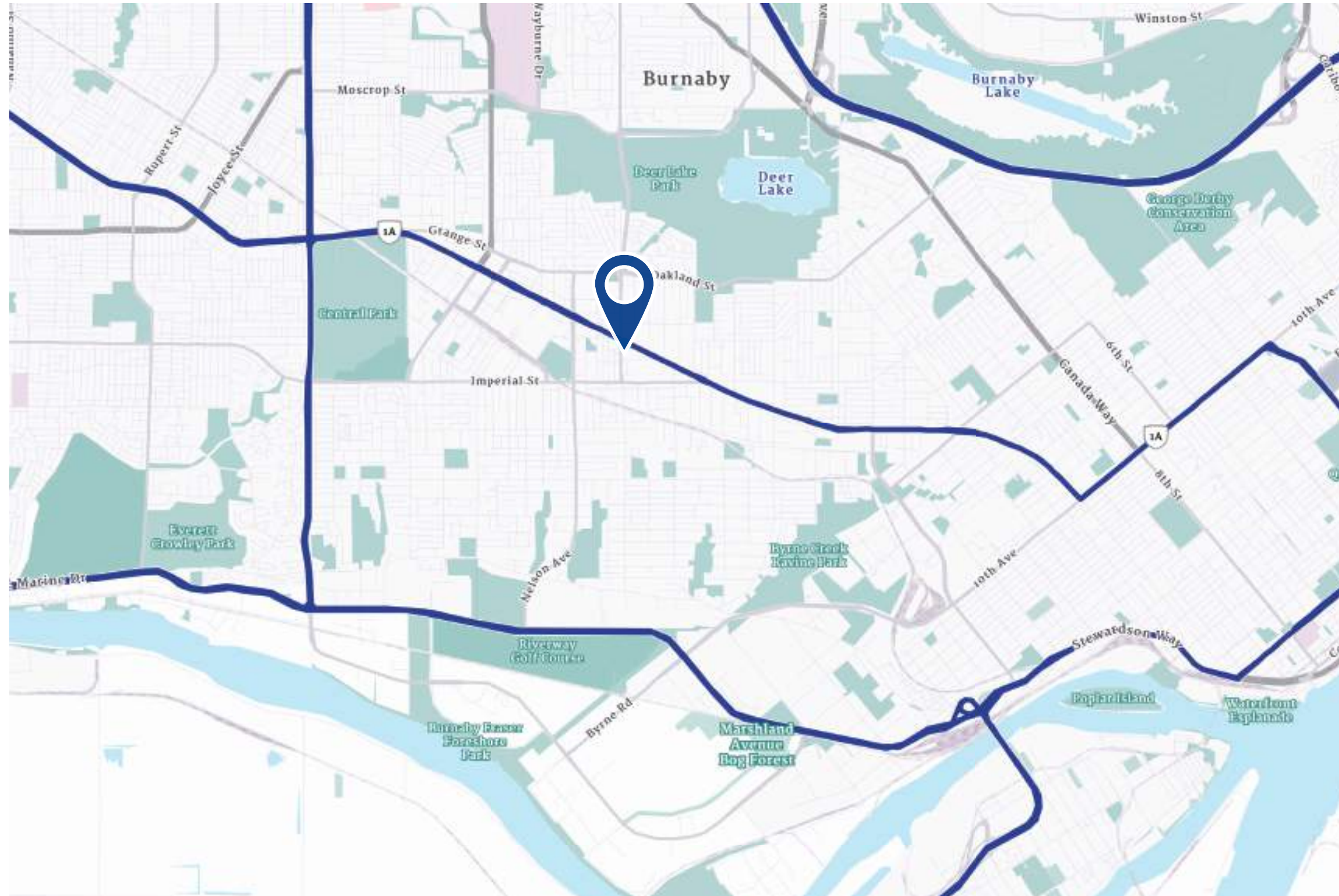
## Location Overview

**5210 Kingsway** is located at the high-profile southeast corner of Kingsway and Royal Oak Avenue - a key intersection in Burnaby's Metrotown core. The site offers outstanding visibility along Kingsway, one of the region's busiest arterial corridors, with direct connectivity to Vancouver, New Westminster, and other major Lower Mainland markets.

Situated just minutes from Metropolis at Metrotown, British Columbia's largest shopping centre, the site benefits from significant retail traffic, regional draw, and proximity to one of Burnaby's most established commercial and residential hubs.

The nearby Royal Oak SkyTrain Station (Expo Line) provides excellent transit access, placing the location within easy reach for both customers and employees traveling from surrounding areas.

The immediate neighborhood features a mix of mid- and high-rise residential buildings, single-family homes, and townhomes, contributing to an already strong population base. Continued densification through multi-family developments and transit-oriented projects in the Royal Oak and Metrotown areas is steadily increasing the local population and commercial demand.



## 5210 Kingsway Highlights

The Property serves as a convenient shopping hub in Burnaby's Metrotown area.

Space Highlights include:



Centrally located in 5200 block of Kingsway, on the SE corner of Royal Oak



Prominent corner building and property for this market



Surface parking for easy customer access

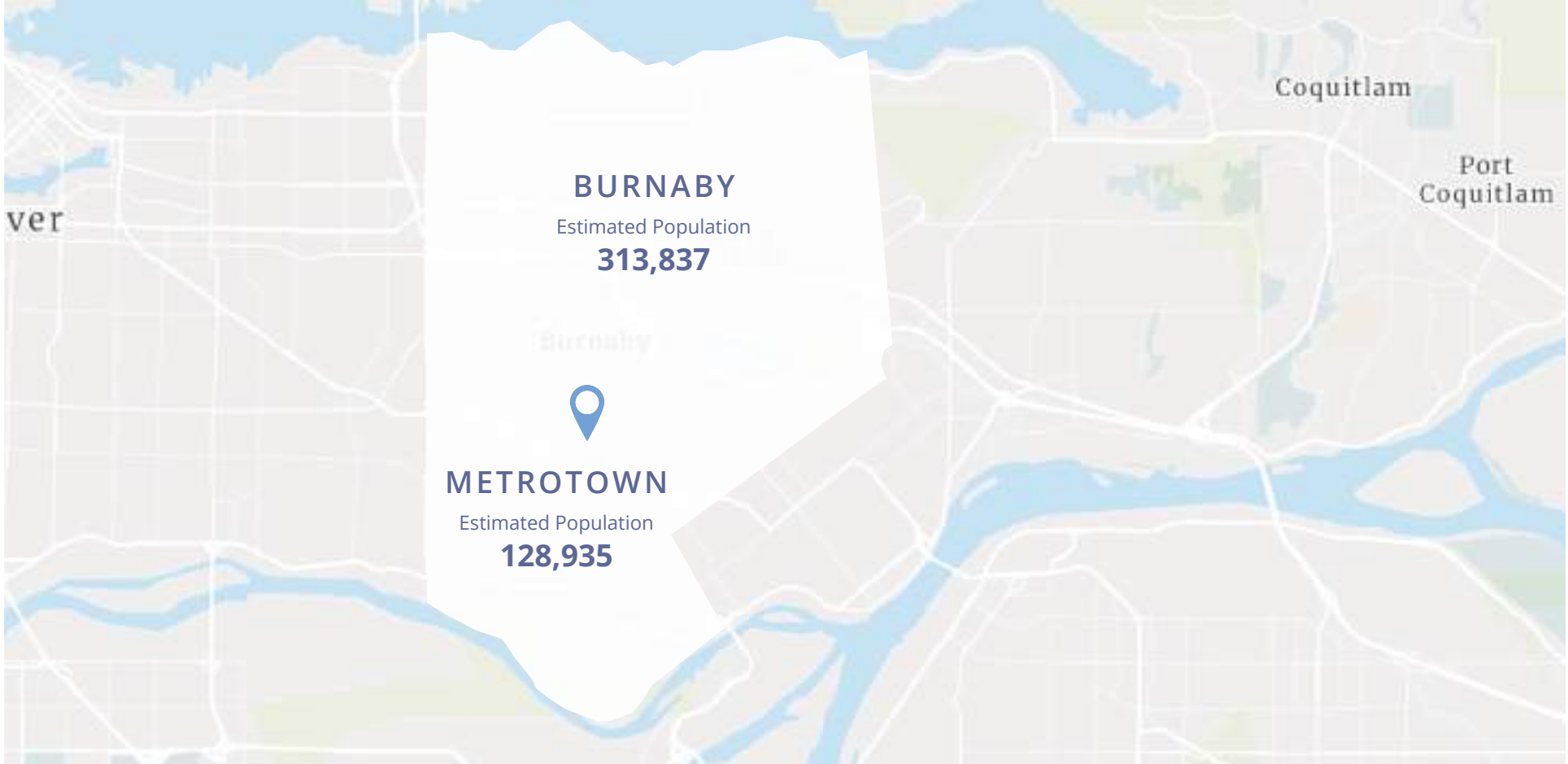
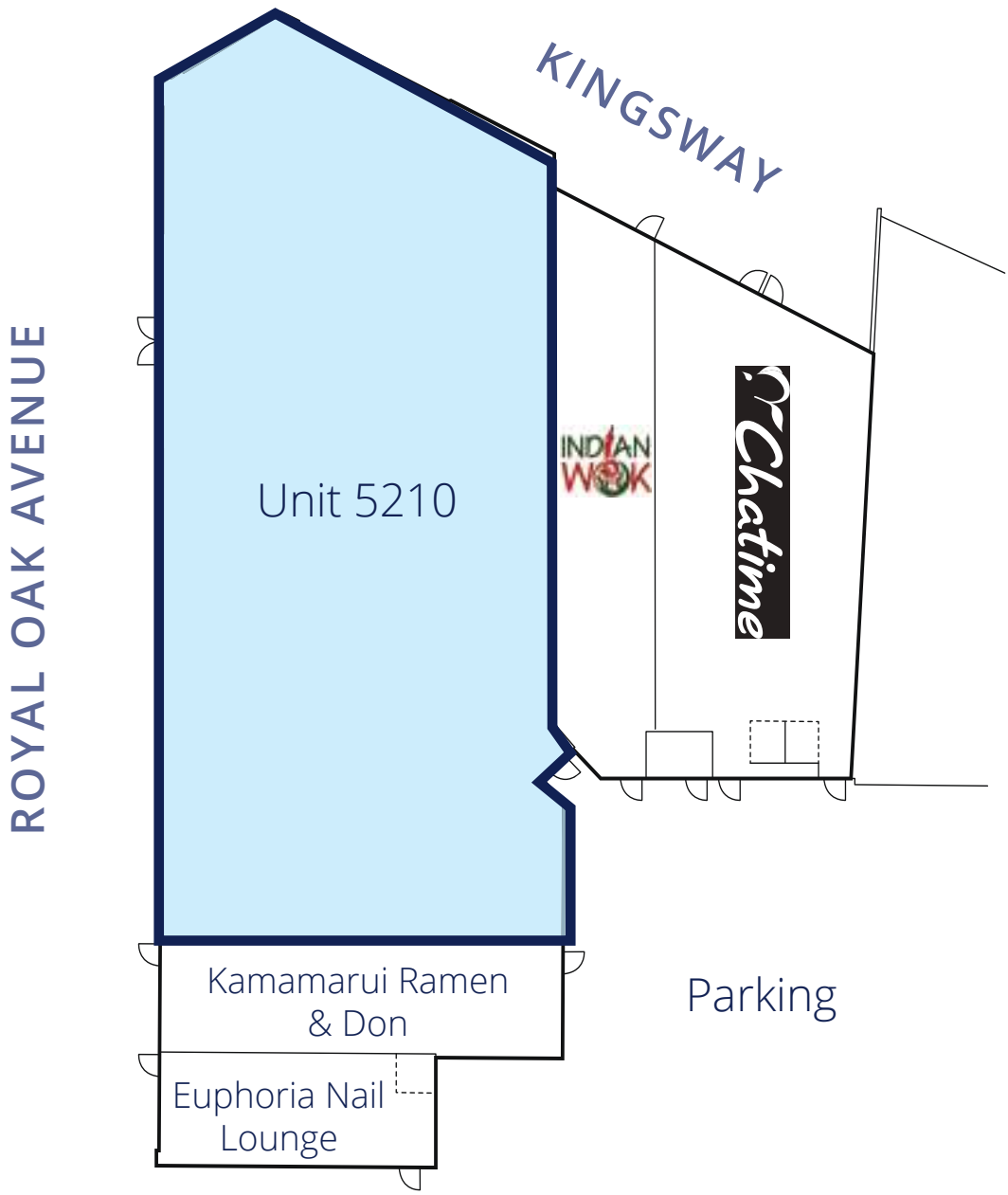


Excellent signage opportunities and highly visible to both Kingsway & Royal Oak



Skytrain station in close proximity and an active area for busses, lots of traffic

# Site Plan



	Metrotown			Burnaby		
	2024	2029	2034	2024	2029	2034
<b>Total Population</b>	128,935	141,117	148,590	313,837	340,159	357,373
<b>Average Household Income</b>	\$109,006	\$128,470	\$150,458	\$118,162	\$139,154	\$162,759
<b>Total Households</b>	50,482	55,009	57,916	116,949	126,792	133,427

The following demographics were taken from the subject property and obtained by HYDRA, a centralized data platform.

5210 KINGSWAY, BURNABY

## Exterior Gallery



5210 KINGSWAY, BURNABY

## Area Retailers

