

FOR LEASE

Burnaby Heights

Brand New Retail
Space for Lease

4711 HASTINGS, BURNABY BC

Sherman Scott

Vice President
+1 604 662 2663
sherman.scott@colliers.com

Kyle R. Wilson

Vice President
Personal Real Estate Corporation
+1 604 694 7283
kyle.wilson@colliers.com



4701 Hastings



SHOPPING CENTRE DETAILS

Municipal Addresses	4711 Hastings Street, Burnaby, BC	
Location	An ideal location in the "Heights" neighbourhood of Burnaby at the key intersection of Hastings Street and Beta Avenue	
Development at a Glance	<ul style="list-style-type: none"> • Six storey mixed use residential rental/commercial building • 50 market rental units totaling over 27,735 SF +/- • 11 studio units, 31 one-bedroom units, and 8 two-bedroom units • 5,948 SF +/- of retail space • 48 parking spaces • 56 bike spaces • Amenities include an outdoor roof top deck with barbeque 	
Location Highlights	<ul style="list-style-type: none"> • Located in the heart of the bustling "Heights" neighbourhood • Very walkable and easy access to transit • Surrounded by national retailers, eclectic local retailers and a myriad of bakeries, cafes and restaurants 	
Rentable Areas (+/-)	<ul style="list-style-type: none"> • CRU 1 1,875 SF • CRU 2 1,319 SF • CRU 3 1,420 SF • CRU 4 1,834 SF <p style="text-align: right;">*Units may be combined</p> <p style="text-align: center;">Total 6,449 SF</p> <p style="text-align: center;">*Includes an 8.42% gross up for common commercial areas.</p>	
Completion Estimate	Q4 2026	
Basic Rent	\$50 PSF/per annum	
Operating Costs & Property Taxes (2026 estimate)	\$20.00 PSF/per annum	
Commercial Parking	10 stalls + street parking	
Design	Well thought out design allowing for commercial plumbing, electrical and potential kitchen exhaust venting for restaurants	
Zoning	CD Allowing for a wide range of retail, restaurant and service uses	



Opportunity to lease brand new retail space in Burnaby Heights

Strategically located at the key intersection of Hastings Street and Beta Avenue.

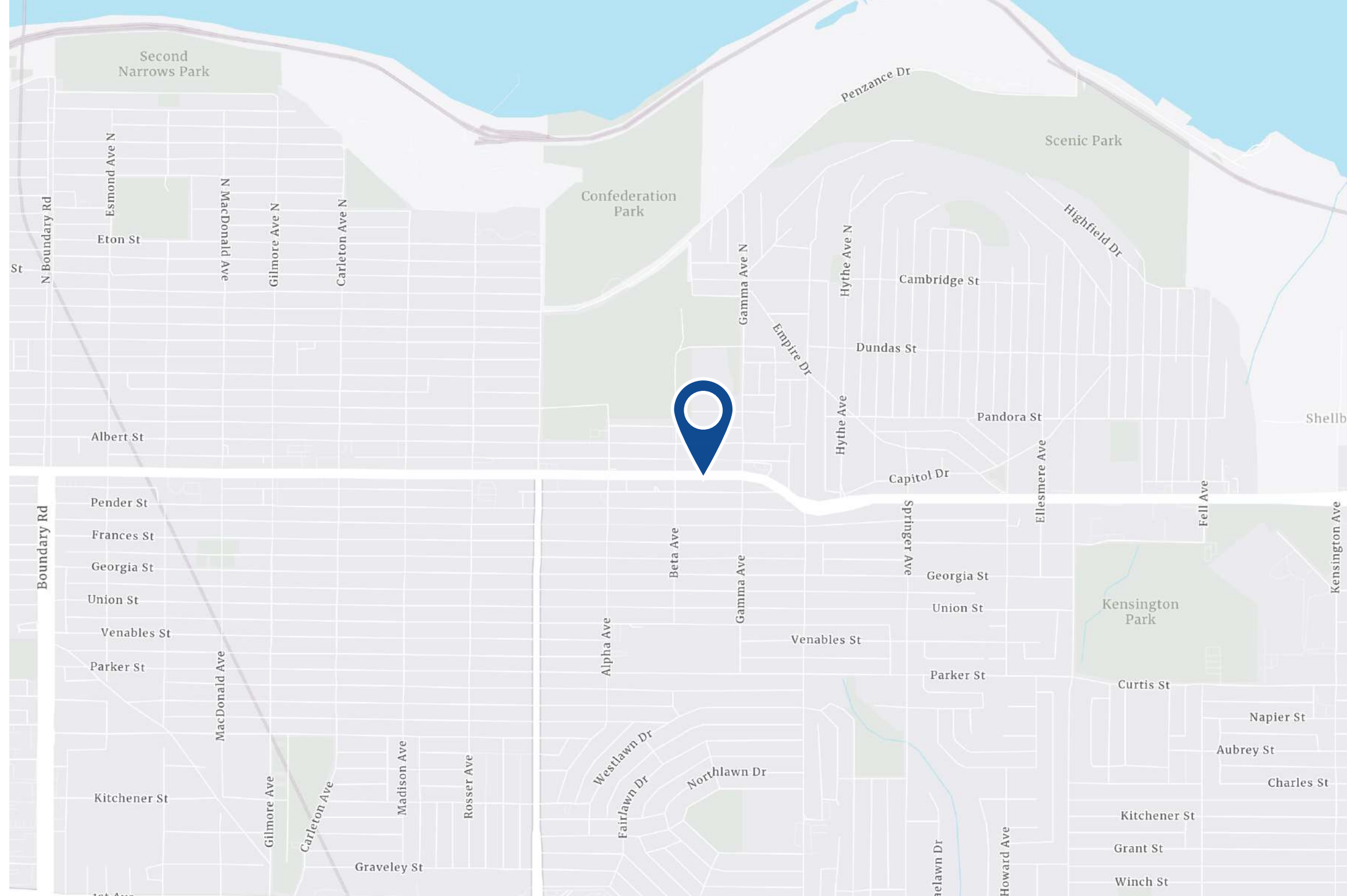
Location Overview

4711 Hastings Street is situated in the vibrant & active “Heights” neighborhood of North Burnaby. This bustling, community focused area is home to a mix of local, national, and international retailers, making it an appealing destination for both residents and visitors.

Local businesses contribute to the unique charm of the “Heights”, with a range of independent shops, restaurants, and service providers adding to the neighborhood’s dynamic atmosphere. Alongside these smaller cafes, salons, and medical tenants, are well-known retailers such as JJ Bean, Pharmasave, and Safeway.

Known for its walkability and access to transit, the “Heights” is well connected with plenty of parking options, making it easy to shop and explore. The North Burnaby Business Improvement Association plays a key role in promoting the neighbourhood’s growth and prosperity, organizing events and initiatives that highlight the area’s retail offerings.

Community life thrives here with proximity to local parks, including the Willingdon Community Centre where outdoor activities like walking, and sports are easily enjoyed.



Highlights



Strategically located in the “Heights” neighbourhood of North Burnaby just north of the key intersection of Hastings Street and Gilmore Avenue.



The building will include 6,449 SF +/- retail space that will add to the eclectic mix of local retailers and myriad of bakeries, cafes and restaurants in the area.



Well thought out design by an experienced retail developer including leaving provisions for kitchen exhaust.



The residential portion of the building will feature 50 rental units totaling over 27,735 SF +/- and includes 11 studio units, 31 one bedroom units, and 8 two bedrooms units.



48 parking spaces, and 56 bike spots. 10 stalls are allocated for commercial use.



Bike Score
77

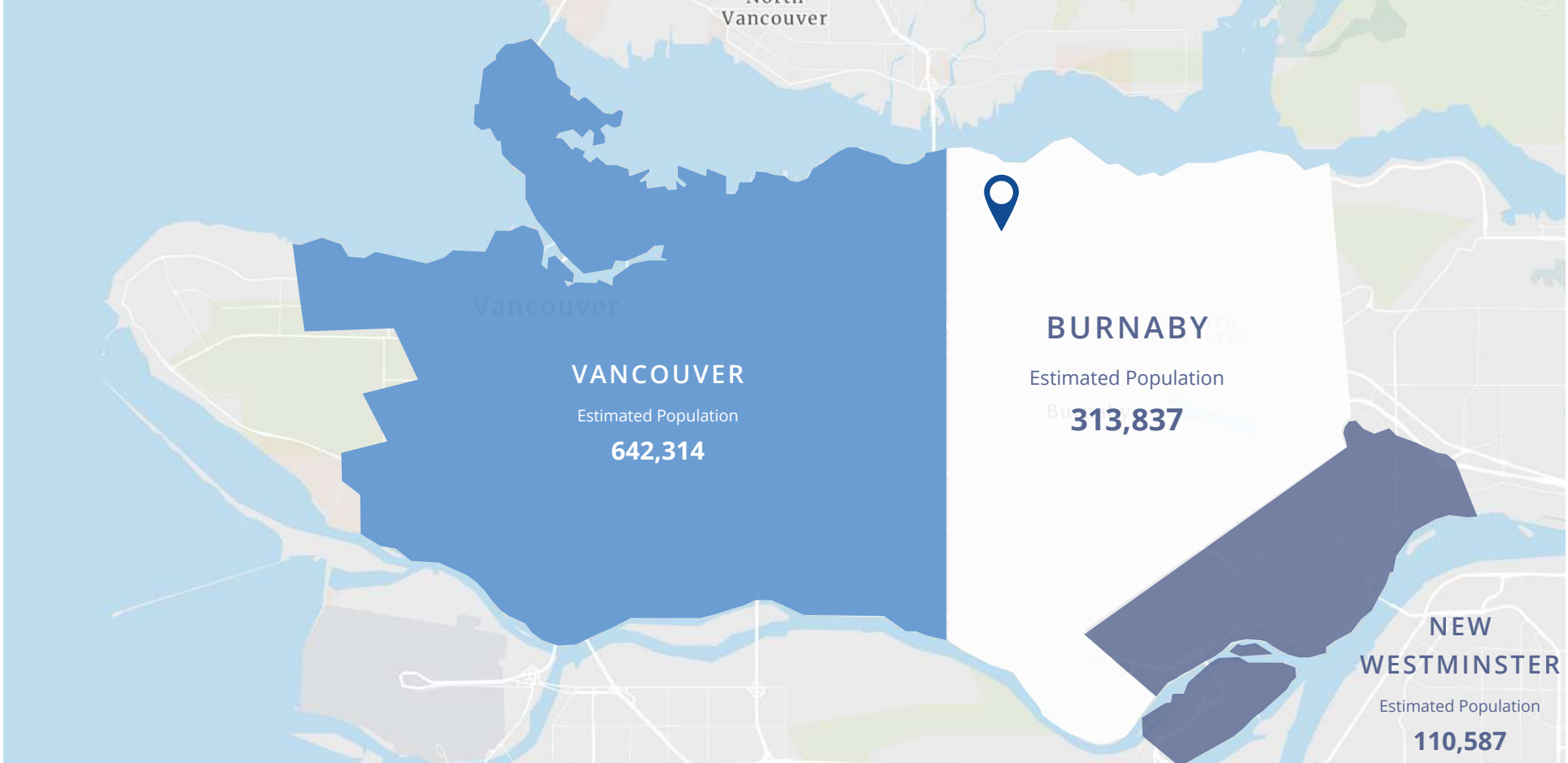
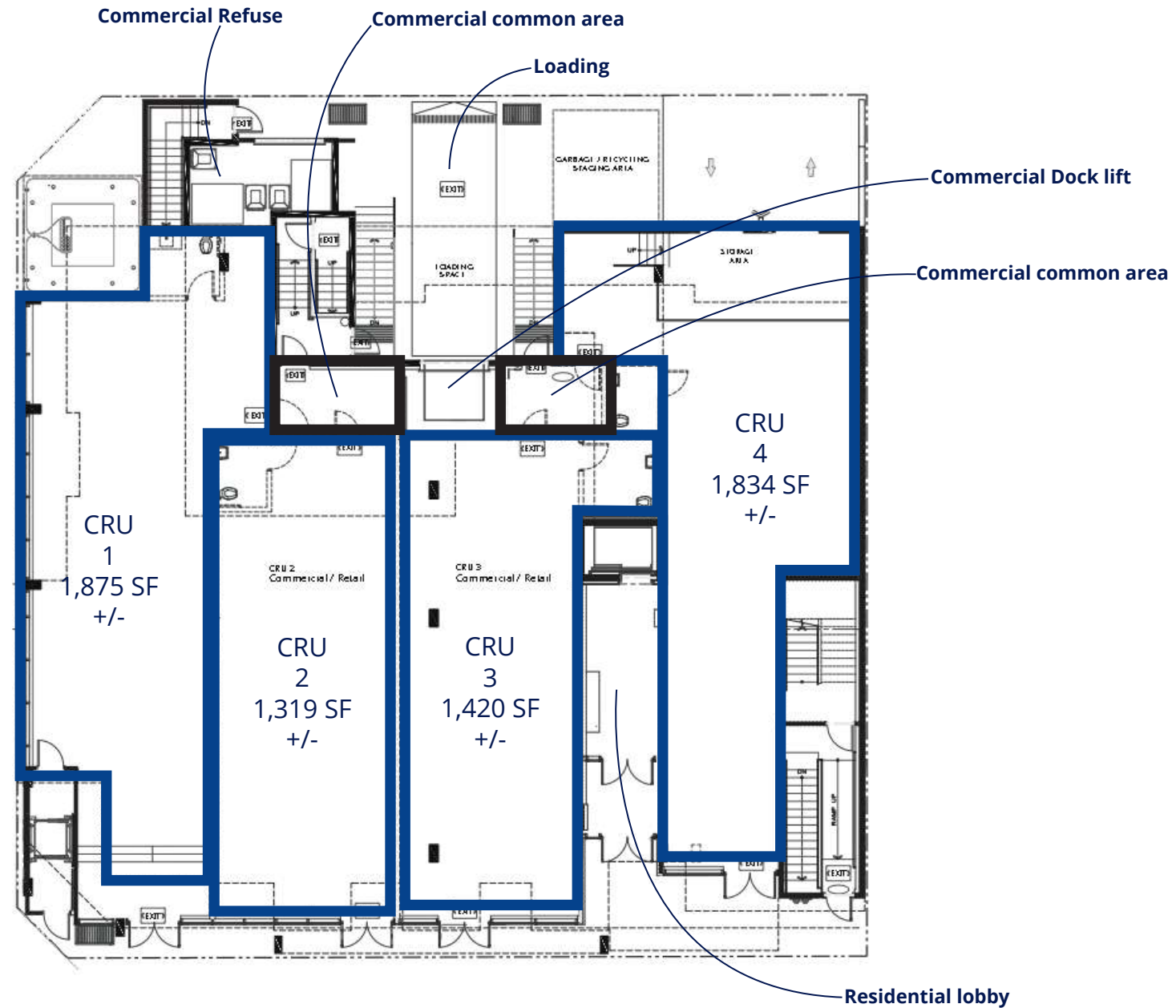


Walk Score
93



Transit Score
64

Site Plan



	5-minute Drive Time			10-minute Drive Time			15-minute Drive Time		
	2024	2029	Annual Increase	2024	2029	Annual Increase	2024	2029	Annual Increase
Total Population	37,546	77,075	3.7%	149,879	164,041	3.0%	455,795	497,205	2.8%
Total Households	14,183	16,273	3.9%	58,278	63,980	3.1%	176,913	193,354	2.5%
Average Household Income	\$130,202	\$152,535		\$124,664	\$147,358		\$129,554	\$151,898	

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

The Neighbourhood



Gallery





Sherman Scott

Vice President
+1 604 662 2663
sherman.scott@colliers.com

Kyle R. Wilson

Vice President
Personal Real Estate Corporation
+1 604 694 7283
kyle.wilson@colliers.com

Colliers Canada

1067 West Cordova Street, Suite 1100
Vancouver BC V6C 1C7
+1 604 681 4111

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Vancouver