

FOR LEASE



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Retail premises located steps from Royal Oak SkyTrain Station

6889 ROYAL OAK
AVENUE,
BURNABY, BC



Accelerating success.

Opportunity Details

Municipal Address	6889 Royal Oak Avenue, Burnaby, British Columbia
Type	Ground floor commercial premises under residential rental
Area	Unit A = 1,587 sf Unit B = 1,334 sf Unit C = 1,362 sf Can be combined to create up to 4,283 sf Unit D = 1,644 sf Unit E = 1,572 sf Unit F = 1,902 sf Can be combined to create up to 5,119 sf
Basic Rent PSF / Per annum	\$50 PSF / annum
Additional Rent (2024 Estimate)	\$12.94 PSF / annum
Parking (+/-)	22 dedicated commercial spaces 14 shared commercial/residential spaces for visitors
Loading	Rear loading
Availability	Immediate



Opportunity to lease ground floor retail in Metrotown steps from SkyTrain.

Strategically located in Metrotown, this site allows for easy access by customers by car, transit or bike and benefits from the continual walk by traffic utilizing the Royal Oak SkyTrain Station just south of the property. The area's ever growing residential base will appreciate the convenient access to well-designed retail space just steps from transit near their work or home.

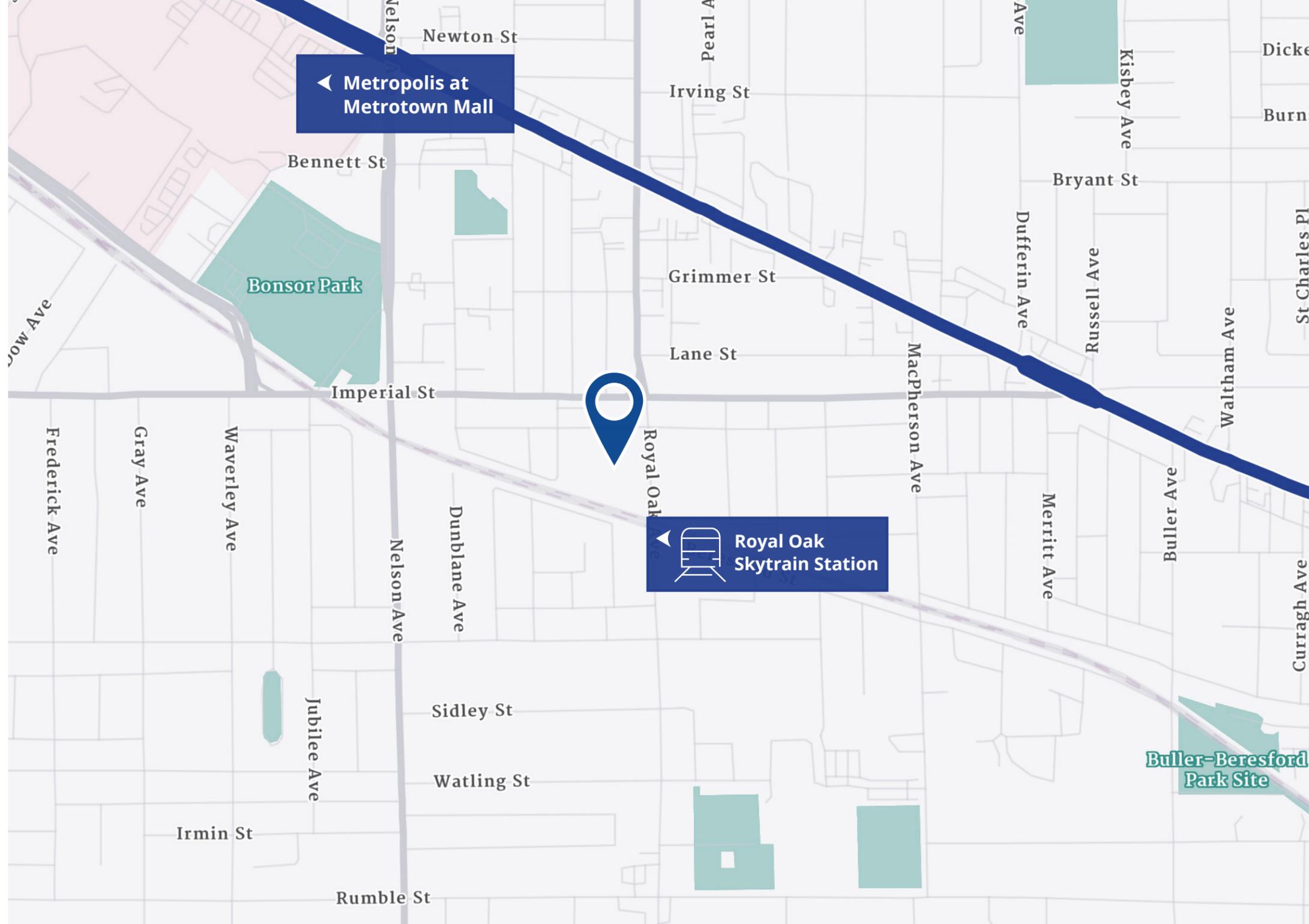
Location Overview

Located along the vibrant Royal Oak Avenue corridor in Burnaby, BC, this area serves as a dynamic hub connecting the central Burnaby neighborhoods to the bustling Metrotown district and surrounding communities.

Royal Oak Avenue offers a mix of residential, retail, and community-focused amenities, catering to a diverse and growing population.

The area benefits from its the Royal Oak SkyTrain station, providing convenient transit access to downtown Vancouver, New Westminster, and beyond.

Nearby is a variety of mixed-use projects, local businesses, and parks, such as Burnaby South Secondary School, the Royal Oak Urban Trail, and the well-frequented Metrotown shopping precinct just minutes away.



6889 Royal Oak | Highlights

The property is well situated in a growing area of Metrotown.



Situated near the corner of Royal Oak Ave & Imperial Street, two very well traveled streets connecting both East/West & North/South travel in the City



Steps away from the Royal Oak SkyTrain Station which connects the site to multiple markets easily.



Continually growing residential base in the immediate area with multiple projects in the planning, construction and nearing completion stages.

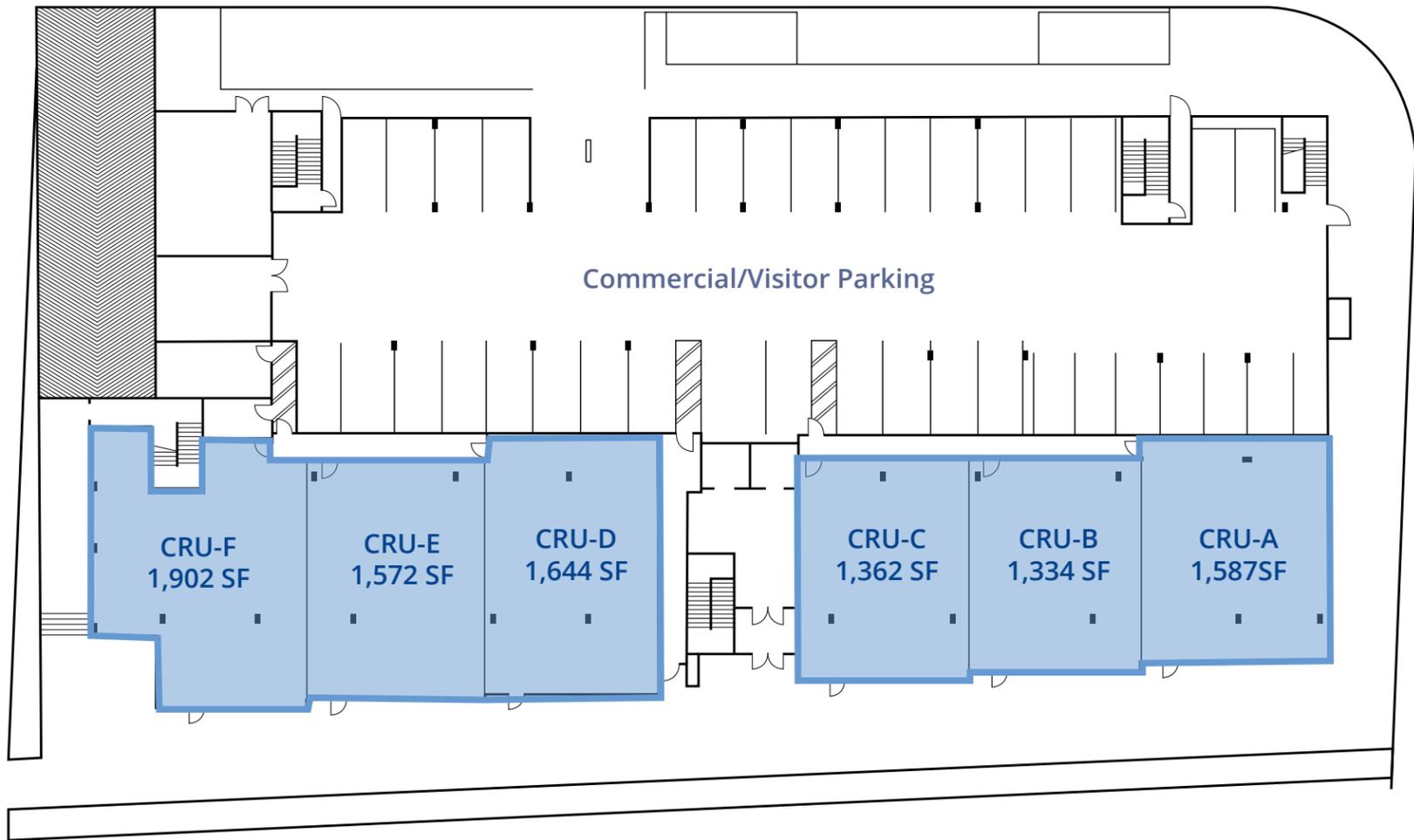


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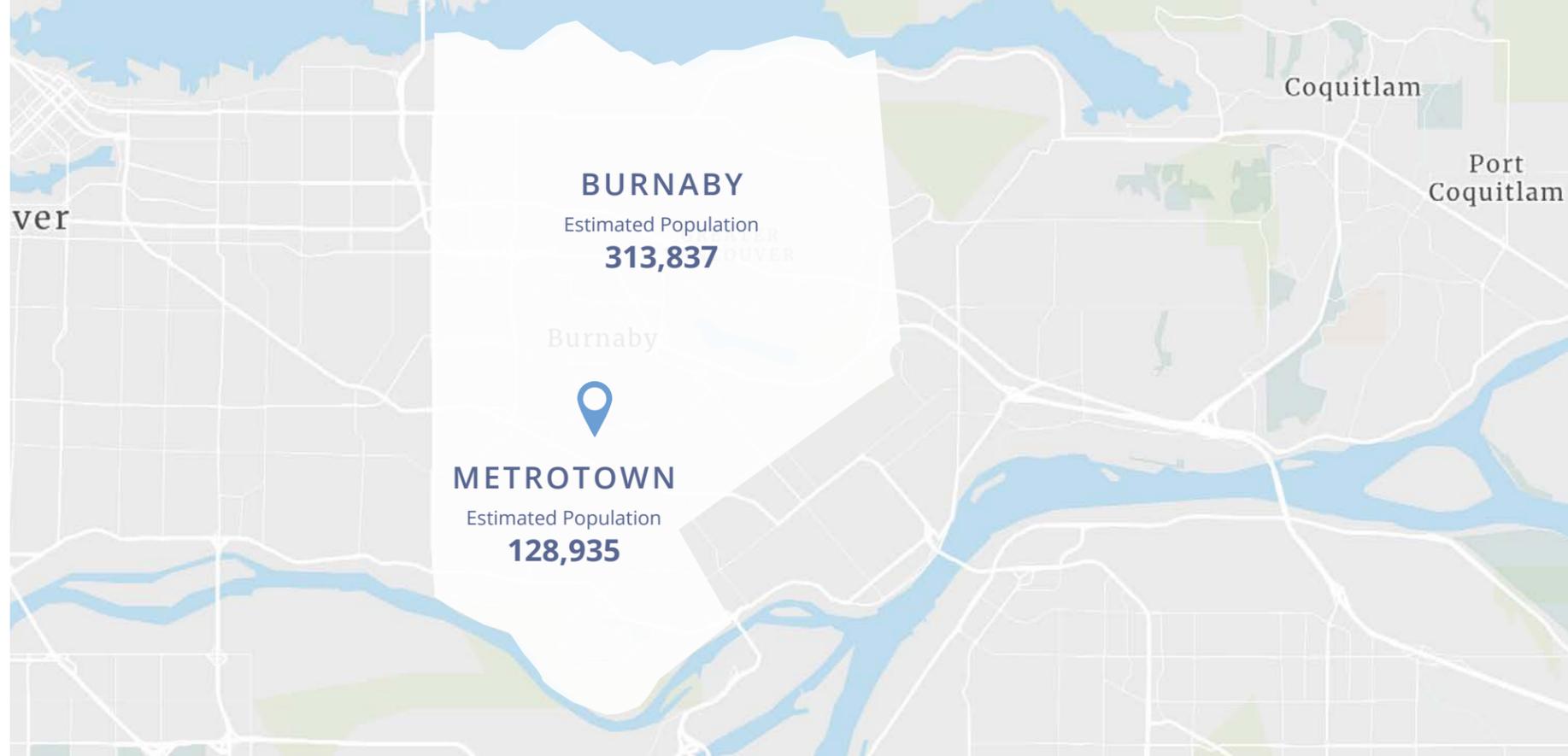


Rear loading is available

Site Plan



*all areas approximate



	Metrotown			Burnaby		
	2024	2029	2034	2024	2029	2034
Total Population	128,935	141,117	148,590	313,837	340,159	357,373
Average Household Income	\$109,006	\$128,470	\$150,458	\$118,162	\$139,154	\$162,759
Total Households	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.

6889 ROYAL OAK AVENUE

Exterior Gallery





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