

104 & 105 - 6588 ROYAL OAK AVENUE, BURNABY
1,528 SF FULLY BUILT-OUT, TURN-KEY SUITE

**FOR
LEASE**



WILLIAM | WRIGHT

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104 & 105 - 6588 Royal Oak Avenue

Unit 104 & 105 at 6588 Royal Oak Avenue offer a fully built-out, turn-key commercial suite totalling approximately 1,528 square feet, ready for immediate occupancy with no additional tenant improvement investment required. Prominently positioned on Royal Oak Avenue with high visibility and excellent access for both pedestrian and vehicular traffic, the ground-floor premises feature direct street exposure, a functional and well-appointed interior, and all supporting infrastructure already in place.



**FULLY BUILT-OUT,
TURN-KEY SUITE**



**PRIME METROTOWN
RETAIL NODE**



**HIGH VISIBLE
FRONTAGE**



**VERSATILE
USE PROFILE**



Salient Facts

SIZE

± 1,528 SQFT

ZONING

CD

BASIC RENT

\$52.00/FT

ADDITIONAL RENT

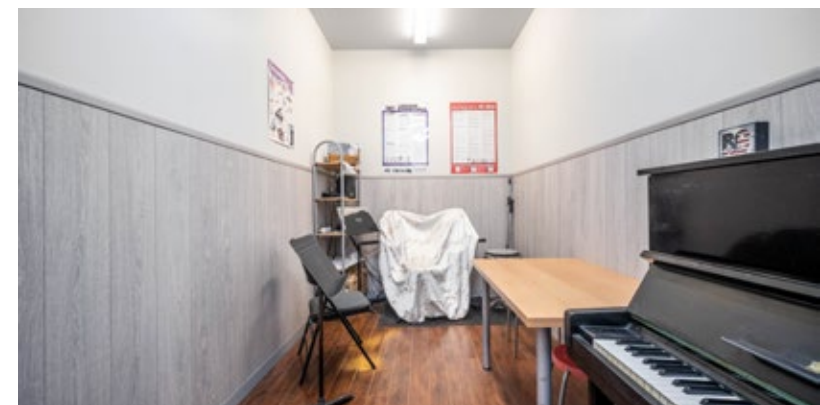
\$21.91/FT

MONTHLY RENT

\$9,411.21 + GST



Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.



DRIVING TIMES

METROPOLIS AT METROTOWN -- 2 MINS
 ROYAL OAK STATION ----- 4 MINS
 CRYSTAL MALL ----- 7 MINS
 YVR AIRPORT ----- 29 MINS
 DOWNTOWN VANCOUVER ---- 35 MINS

BUS ROUTES

19 - STANLEY PARK/METROTOWN STATION
 110 ---- LOUGHEED/METROTOWN STATION
 119 ---- EDMONDS/METROTOWN STATION
 129 ---- PATTERSON/HOLDOM STATION
 144 ----- SFU/METROTOWN STATION

Location & Transit

Situated one block south of Kingsway along Royal Oak Avenue, the subject property sits at the centre of Burnaby's Metrotown/Royal Oak commercial corridor - one of Metro Vancouver's most transit-connected and densely populated urban villages. The property draws from a deep residential catchment of high-density rental and strata towers within walking distance, and benefits from the sustained retail traffic generated by Metropolis at Metrotown, BC's largest shopping centre, just minutes away.

Enjoy premier visibility on one of the area's busiest north-south arterials. The location benefits from a rich mix of neighbourhood amenities, diverse dining options, and close proximity to major retail draws—most notably Metropolis at Metrotown, just minutes away. Transit connectivity is exceptional, with multiple high-frequency bus routes serving nearby stops including the 19 trolley, 106, 116, and overnight N19.

Just steps from the front door sits Royal Oak SkyTrain Station (Expo Line, ± 5–6 min walk), offering fast and frequent service to Downtown Vancouver and beyond. Metrotown Station is equally accessible within a short commute, providing seamless regional connectivity. This combination of strong pedestrian activity, surface parking, and top-tier transit options makes 6588 Royal Oak Avenue highly accessible for both customers and staff alike.

