

FOR LEASE

Burnaby Heights

Brand New Retail Space for Lease

4065 HASTINGS STREET, BURNABY BC

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PROPERTY DETAILS

Municipal Addresses 4065 Hastings Street, Burnaby, BC

Location Strategically located in the Heights neighbourhood just north of the key intersection of Hastings Street and Gilmore Avenue

Development at a Glance

- Six-storey mixed use residential rental/commercial building
- 38 market rental residential units
- 5 studio units, 6 one-bedroom units, 12 one-bedroom + den units, 10 one-bedroom + den (adaptable) units, 2-two bedroom units, and 3 two-bedroom + den (adaptable) units
- 5,000 SF +/- of retail space
- 47 parking spaces
- 2 commercial bike lockers

Location Highlights

- 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

Retail Areas

- CRU 1 2,416 SF +/-
- CRU 2 1,606 SF +/-
- CRU 3 1,475 SF +/-

*Includes a 10% gross up for commercial common areas.

Completion Estimate Q4 2026

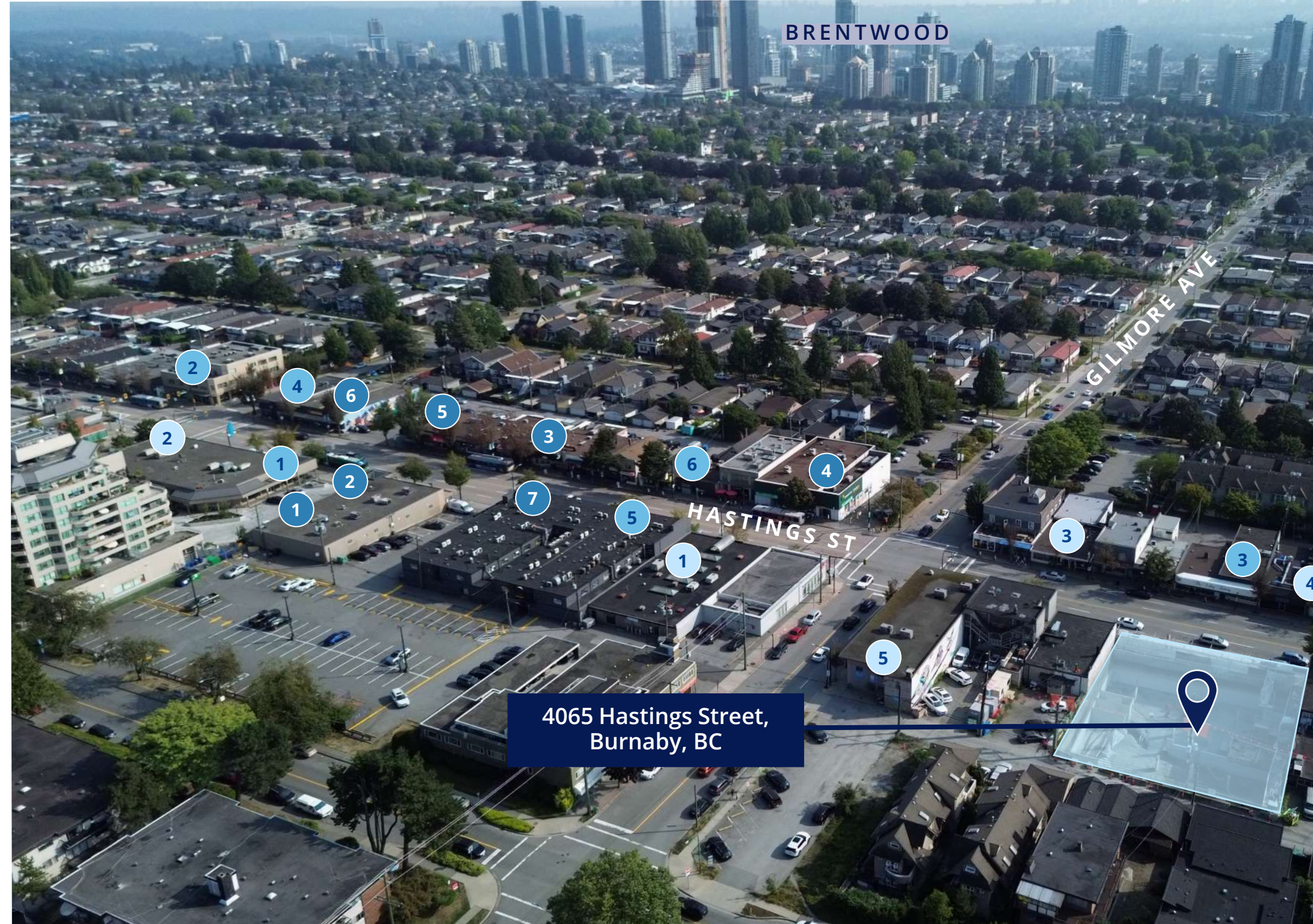
Basic Rent \$55 PSF/per annum

Operating Costs & Property Taxes (2026 estimate) \$20.00 PSF/per annum

Commercial Parking 12 visitor stalls + street parking

Design Well thought out design allowing for commercial sized plumbing, electrical, as well as potential kitchen exhaust venting for restaurants

Zoning CD | Allowing for a wide range of retail, restaurant and service uses



BRENTWOOD

Nearby Amenities

Retail & Banks

1. CIBC
2. Gulf & Fraser Credit Union
3. Companion Books
4. Dollar Tree
5. Salvation Army

Cafes & Restaurants

1. Starbucks
2. Waves Coffee
3. The Valley Bakery
4. Gray Olive Neighbourhood
5. Admiral Pub
6. Portobello

Fast Food & Grocery

1. Domino's Pizza
2. Subway
3. Hellcrust Pizza
4. Sungiven Foods
5. Ayoub's Market
6. Red Apple Market
7. Angry Otter Liquor

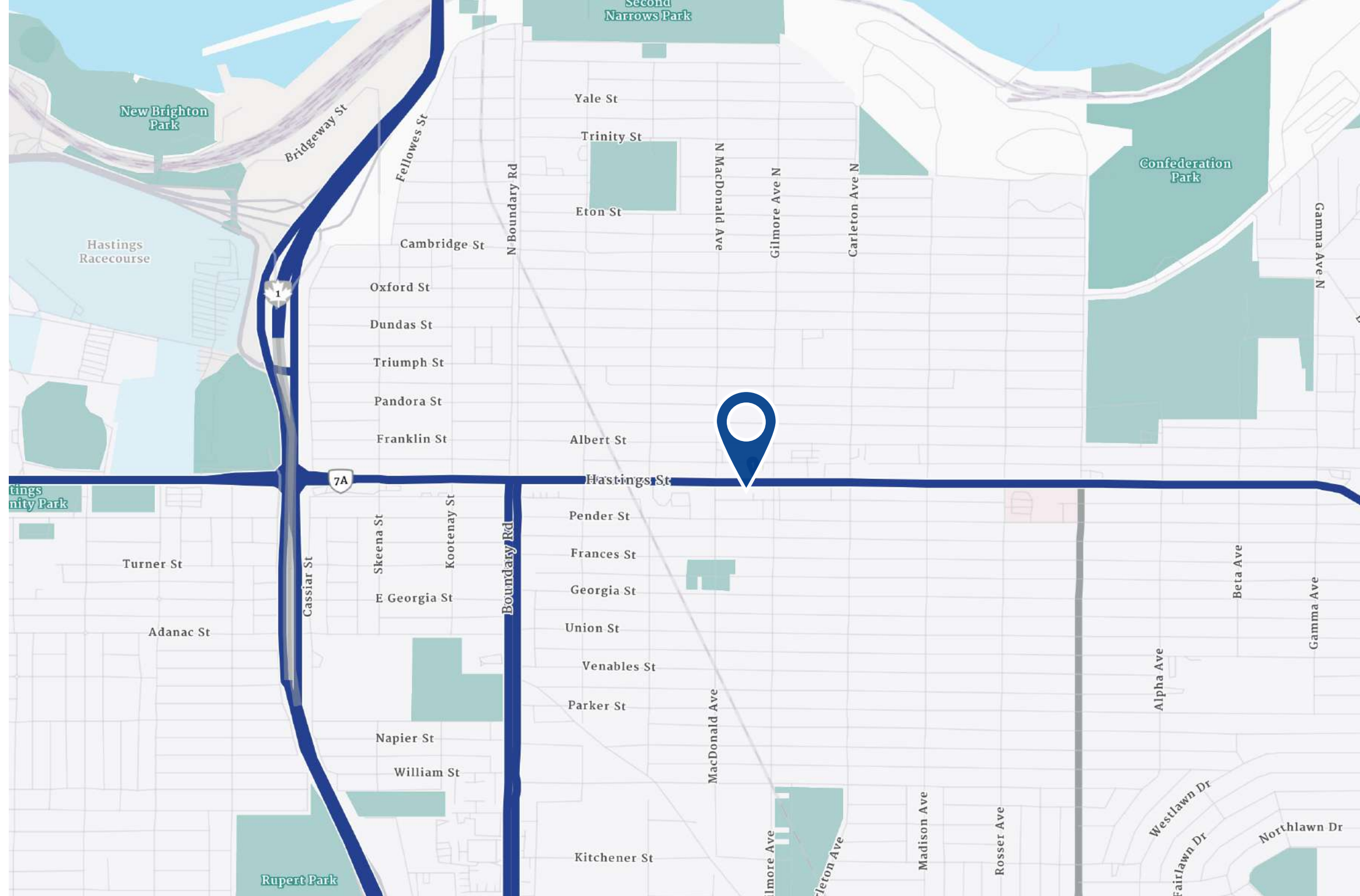
Location Overview

4065 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 neighborhood'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 5,000 SF +/- retail space which 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 38 rental residential units and includes 5 studio units, 6 one-bedroom units, 12 one-bedroom + den units, 10 one-bedroom + den (adaptable) units, 2 two-bedroom units, and 3 two-bedroom + den (adaptable) units.



48 parking spaces, with 12 stalls are allocated for visitor use.



Bike Score
77

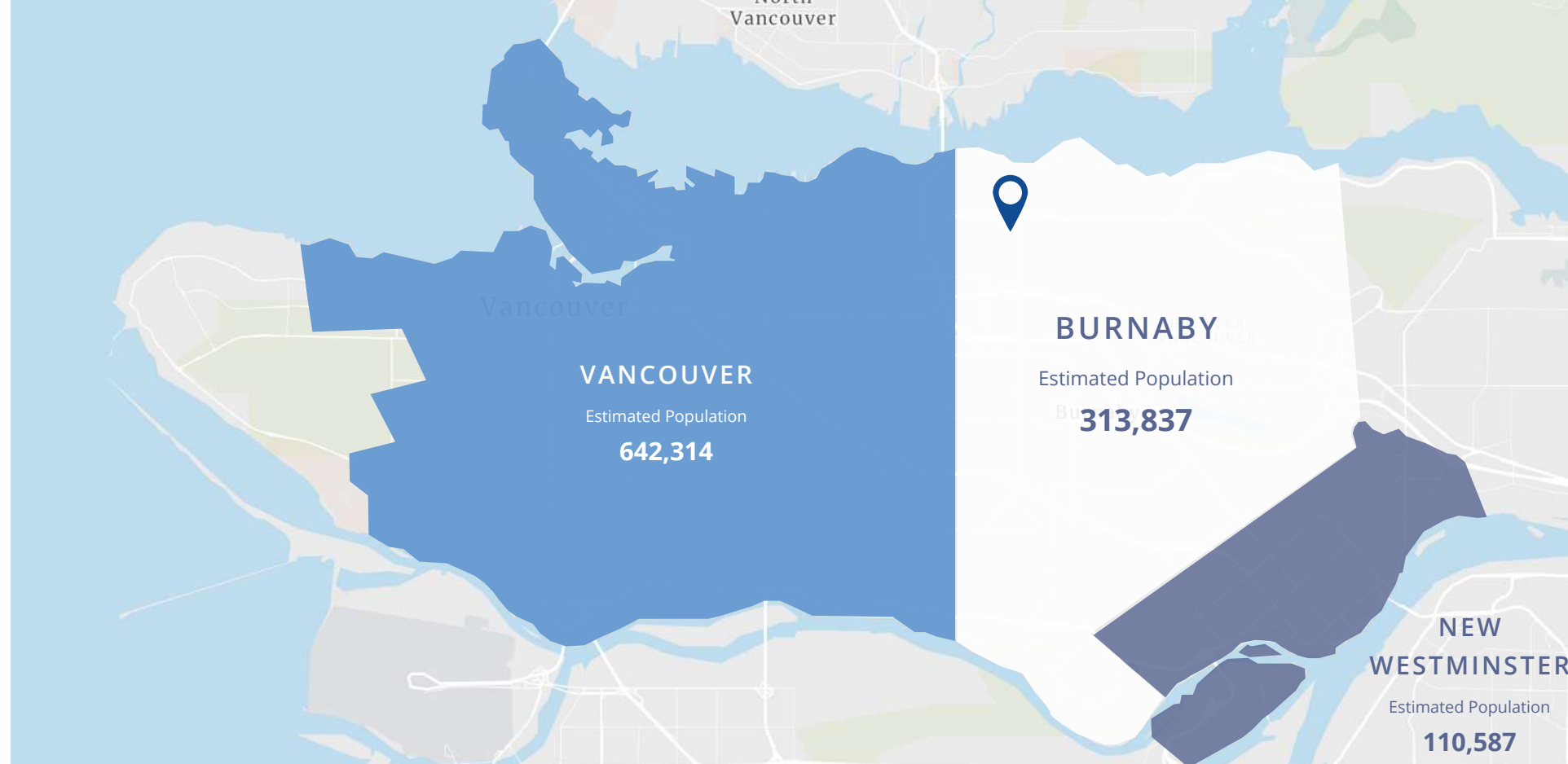
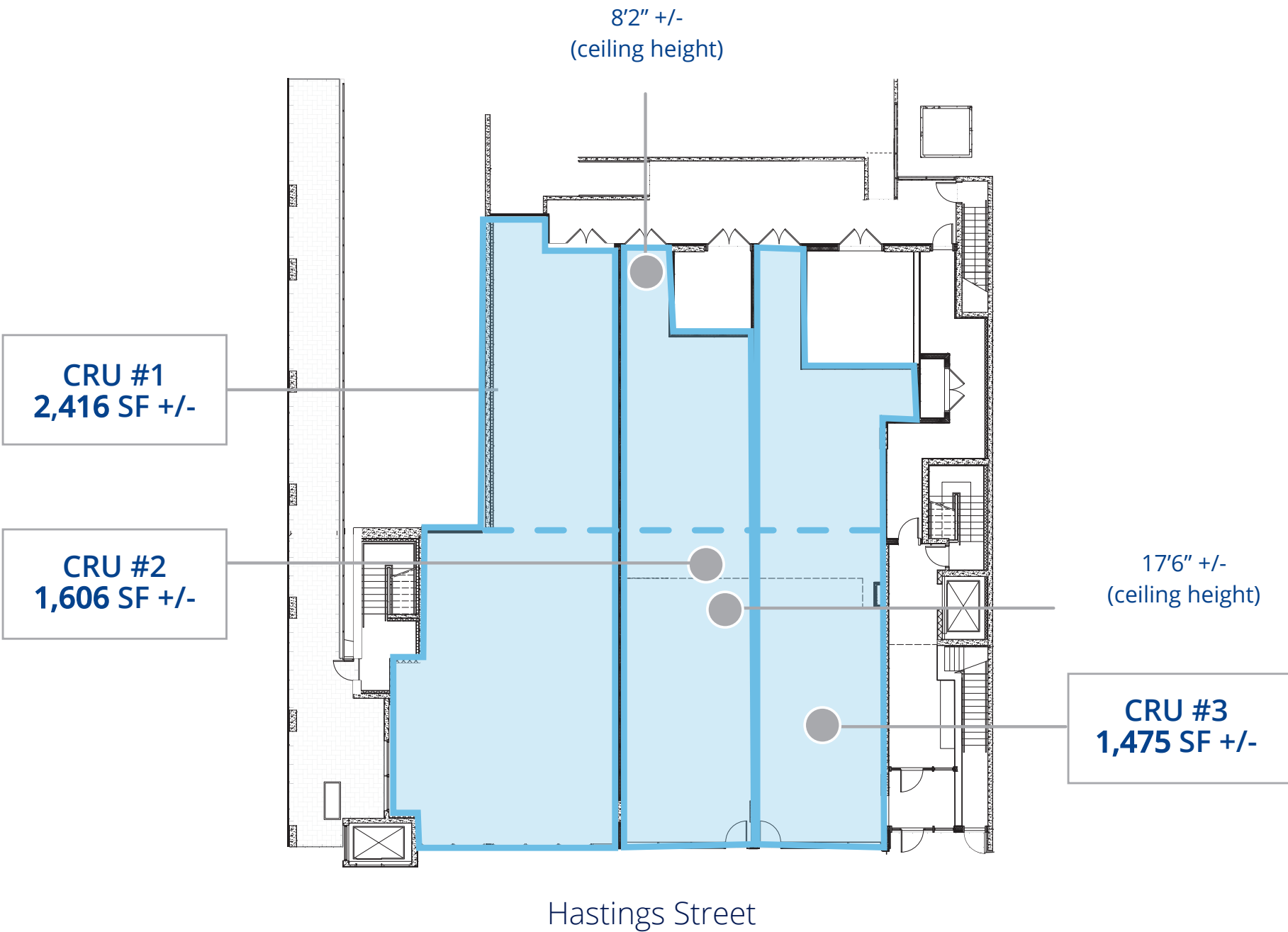


Walk Score
93



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



The logo for VITTORI, featuring the word "VITTORI" in white capital letters on a black rectangular background. A small green house icon is positioned above the letter "I".The logo for Colliers, featuring the word "Colliers" in white serif font on a blue rectangular background with a white border. Below the text are three horizontal stripes in yellow, orange, and red.

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