

FOR LEASE

HIGHWAY COMMERCIAL RETAIL OPPORTUNITY

485 RICHMOND LOOP, BURNS LAKE, B.C.



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OPPORTUNITY

High-Exposure CRU Opportunity in Burns Lake

A unique opportunity to lease brand new high profile end-cap retail space with attractive co-tenants, Tim Hortons and Dairy Queen, along Trans-Canada Yellowhead Highway (16).

Located adjacent to Burns Lake Mall, anchored by Save-On-Foods, BC Liquor Store, and Pharmasave, the site benefits from steady daily traffic and a strong neighbourhood tenant mix of medical offices, professional services, and established local retailers. The subject premises offers customizable layouts and direct ground-floor access, ideal for operators seeking visibility, convenience, and a lasting presence in a growing community.

SALIENT DETAILS

Municipal Address: [485 Richmond Loop, Burns Lake, B.C.](#)

Size: Up to 1,464 SF


Availability: Timing: 12 Months from Binding Deal


Total Parking: 42 Stalls


Asking Rent: Contact Listing Agents


Est. Additional Rent: Contact Listing Agents

HIGHLIGHTS


 Join Tim Hortons and Dairy Queen - two of Canada's most iconic quick-service restaurant brands, demonstrating confidence in Burns Lake and the positioning of the subject property

 A total of 6,777 SF of prime commercial space across two newly constructed pads along Trans-Canada Highway 16

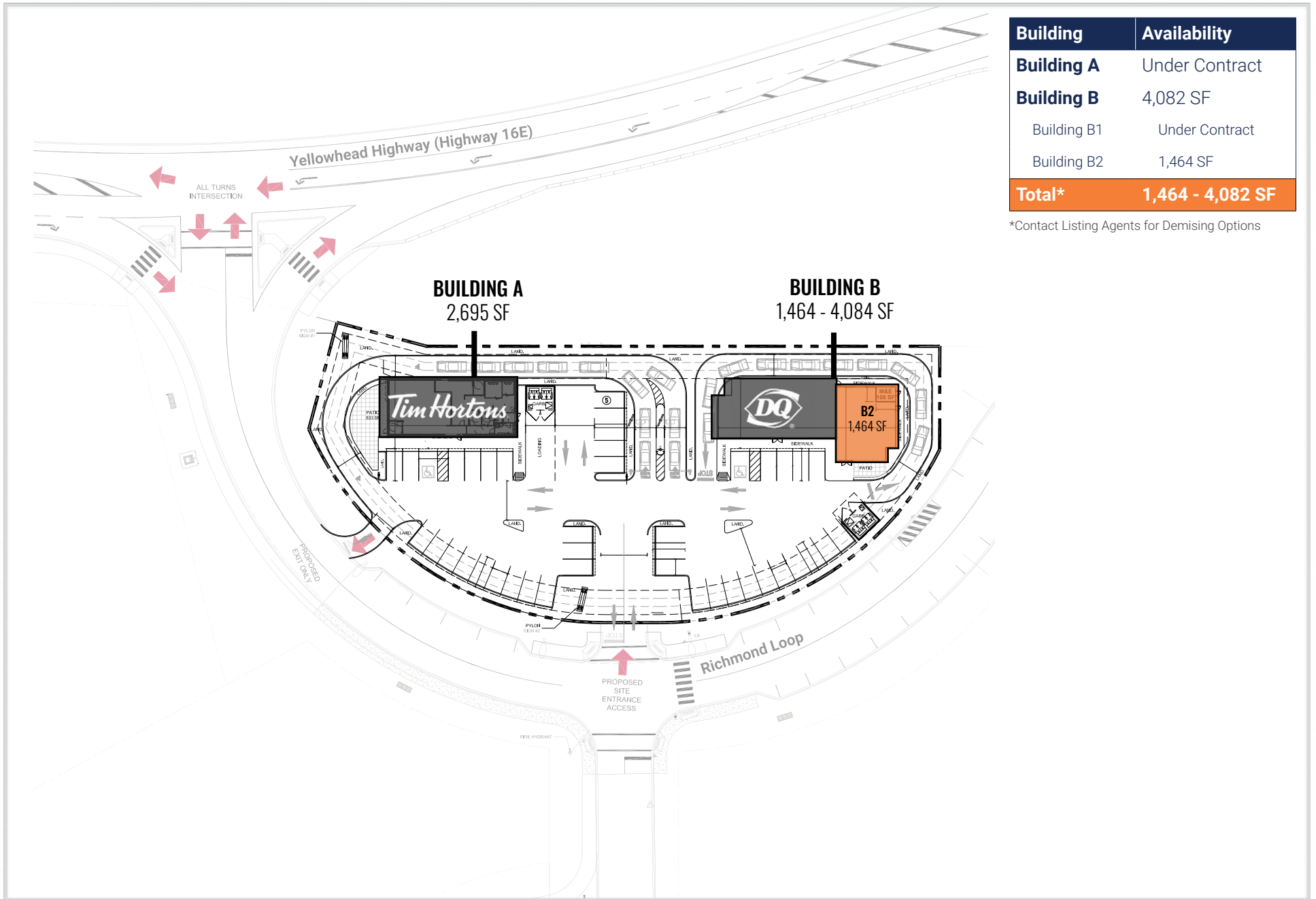
 This complex offers immediate visibility to Burns Lake Mall, anchored by Save-On-Foods and benefiting from heavy daily foot traffic

 Over 3,784 people within 30 min drive time and a household income of \$119,187

 Projected Growth of 4% (2024-2029) within a 10min drive-time

 Direct frontage on Yellowhead Highway (Highway 16) delivers outstanding visibility and seamless access along one of BC's primary east-west transportation routes, a critical corridor for resource industries, logistics, and tourism

SITE PLAN



LOCATION OVERVIEW



Strategic Location on Highway 16

Burns Lake is positioned along Highway 16, one of Western Canada's most important transportation corridors. This route connects Prince Rupert's deep-water port to Prince George and the rest of British Columbia, making Burns Lake a critical link for logistics, tourism, and regional trade. The community benefits from steady highway traffic and serves as a gateway for travelers and resource industry operations across Northern BC. CN Rail freight service and VIA Rail passenger stops further enhance connectivity.



Mining Growth: Blackwater Gold Project

The Blackwater Gold Project, located approximately 160 kilometers southeast of Burns Lake, is one of British Columbia's largest mining developments. With an estimated capital investment of more than \$2 billion, the project is expected to generate thousands of jobs during construction and sustain hundreds of positions throughout its 22-year operational life. This development will drive significant economic activity across the region, and Burns Lake is well positioned to capture opportunities in accommodation, logistics, and supply services.



Economic Overview

Burns Lake is the commercial and service hub for the Lakes District, supporting a diverse economy built on forestry, manufacturing, transportation, and tourism. The community provides essential services to surrounding rural areas and First Nations, creating consistent demand for retail, food service, and professional amenities. With strong infrastructure and a skilled workforce, Burns Lake offers a stable foundation for long-term business growth. Planned residential and commercial developments will further strengthen the local economy.



Lakes District

Burns Lake is centrally located within British Columbia's Lakes District, a region known for its network of more than 300 lakes and scenic landscapes. Francois Lake lies approximately 23 km south, and Babine Lake is about 36 km north, making Burns Lake the gateway to surrounding communities and outdoor recreation. The Lakes District offers outdoor activities such as fishing, hiking, and winter sports, which contribute to a modest but growing tourism and hospitality sector while enhancing the area's livability.



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2025 Demographics	10min Radius	20min Radius	30min Radius
Average Household Income	\$121,119	\$121,979	\$119,187
Total Population	2,699	3,121	3,784
% Population Change (2025-2030)	2.4%	2.8%	1.3%
Households	1030	1,186	1,445



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