



FOR LEASE | PHASE 3 | UP TO 9,346 SF

SOLO DISTRICT

LOUGHEED HIGHWAY AT WILLINGDON AVENUE
4402 SKYLINE DRIVE, BURNABY, BC

SHELDON SCOTT
Personal Real Estate Corporation
604.788.1225
sheldon@sittings.ca

KAYLA MORROW
Senior Associate
604.416.5584
kayla@sittings.ca



SITINGS REALTY LTD.
SITINGS.CA / 604.684.6767
1595 – 650 West Georgia Street, Vancouver, BC V6B 4N8

SOLO DISTRICT

Solo District is an offering by Appia Development who is renowned for delivering high-quality projects across Metro Vancouver. This project offers an intimate opportunity to secure high-profile retail space within a premier mixed-use community in the heart of Brentwood.

Highlights Include:

- Over 95,000 square feet anchored of high traffic necessity based shopping centre shops
- Anchored by Whole Foods, a Signature BC Liquor Store and Shoppers Drug Mart
- 4 high density towers with over 1,400 residential units, on-site
- Over 230,000 square feet of office space. Existing tenants include: Yellow Pages, Capcom, CMW Insurance and Regus.
- Phase 1, 2 and 3 are complete. Phase 4 is currently under construction



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DETAILS

✦ Size: Unit 104: Up to 9,346 SF*
*currently reviewing potential demising options

✦ Ceiling Height: 18'7" from floor to underside of ceiling, with varying "drops" throughout

✦ Base Rent: Please Contact Listing Agent

✦ Available: Immediately

✦ Parking: Ample parking on-site, both surface and subsurface parking areas

✦ Zoning: Comprehensive Development (CD) permitting C3 Commercial Uses

✦ Additional Rent: Approx. \$33.00 PSF (est. for 2025)

PROJECT TENANTS



DEMOGRAPHICS

	1 KM	3 KM	5 KM
2024 Population	23,578	114,135	307,911
2029 Populations Projections	29,948	125,116	334,368
2024 Daytime Population	24,287	126,148	296,440
2024 Average HH Income	\$116,702	\$125,156	\$117,902

CONTACT

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SITE PLAN | PHASES 1-4

SOLO DISTRICT
Burnaby, BC

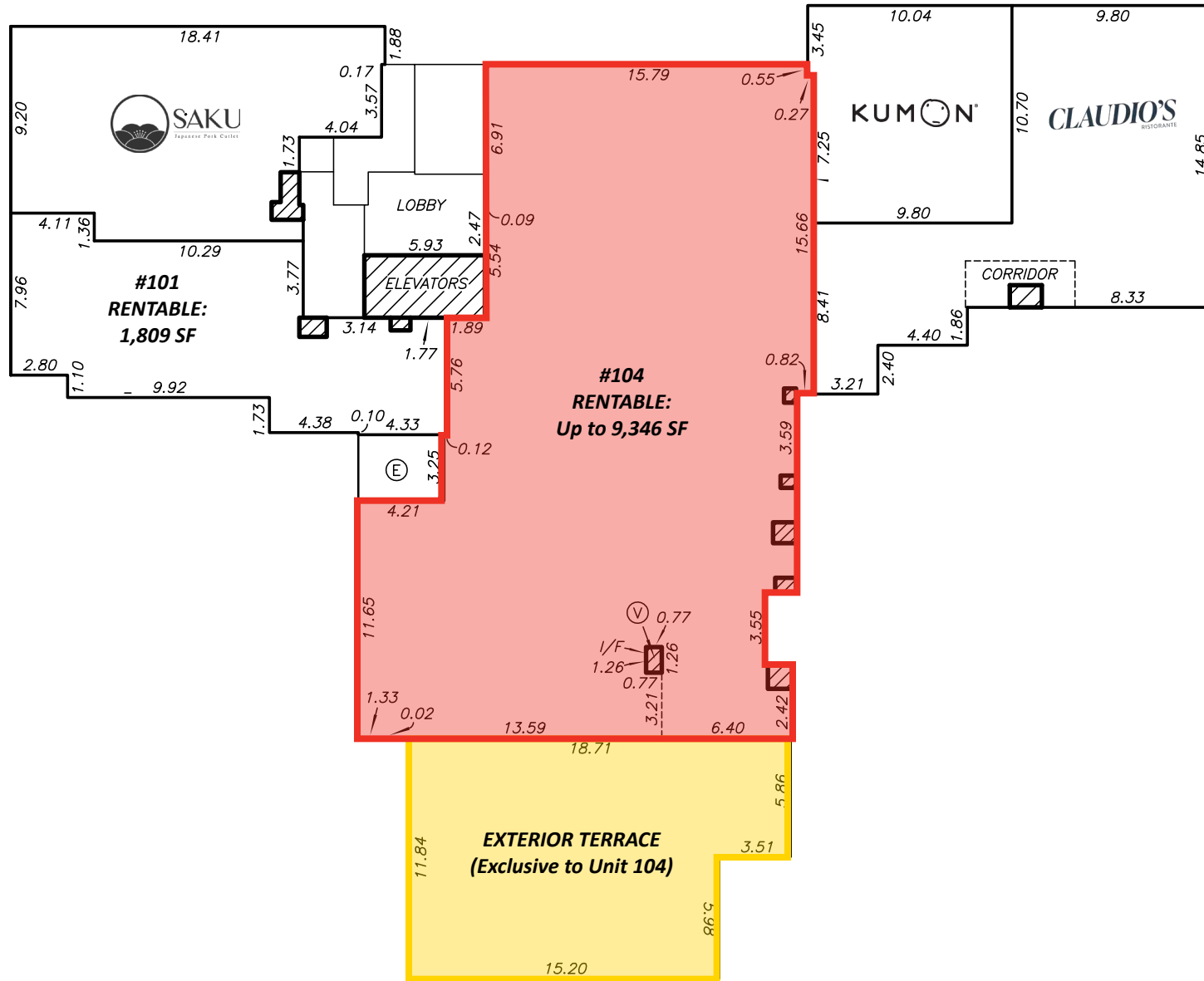


**Phase 4 is currently under construction and completion is slated for 2027. Please contact the agent with any questions regarding Phase 4.*

SITE PLAN | PHASE 3

SOLO DISTRICT
Burnaby, BC

SKYLINE DRIVE



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PHOTOS - EXTERIOR

SOLO DISTRICT
Burnaby, BC



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 **SITINGS**

XTEAM
RETAIL ADVISORS

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LOCATION

SOLO DISTRICT
Burnaby, BC

