



FOR SALE

Transit Oriented Strata Retail Investment Opportunity

4122 Dawson Street, Burnaby

Marcus & Millichap

Opportunity Overview

Prime opportunity to acquire a retail strata unit at Tandem 1 & 2, a mixed-use development located on the corner of Gilmore Avenue and Dawson Street in Burnaby's thriving Brentwood neighbourhood. The offering includes one strata lot comprising seven retail units.

Tandem is a three-tower development that was completed in 2007, featuring 14,097 sf of street level retail and 450 residential units above. This location benefits from proximity to two major highways and is adjacent to Gilmore Station, providing convenient rapid transit connectivity throughout Metro Vancouver.

This offering presents investors, or future owner-users, with an exceptional opportunity to acquire a transit-oriented strata retail unit in a highly sought after area of Burnaby.

Opportunity Highlights

- + High exposure corner location with exceptional retail frontage and street level exposure.
- + Situated directly across the street from Gilmore Station, providing convenient rapid transit connectivity throughout Metro Vancouver.
- + Conveniently located within blocks from Lougheed Highway and Trans-Canada Highway, allowing for ease of access via vehicle.
- + Brentwood is a trendy and rapidly growing neighbourhood featuring an abundance of new residential developments, restaurants, retailers, and offices.
- + Zoned RM3 and fully leased to a diverse range of tenants that attracts consistent foot traffic to the property.
- + Income growth achievable with rental upside on upcoming lease renewals and expiries.



Salient Details

Development:	Tandem 1 & 2
Municipal Address:	4122 Dawson Street Burnaby, BC V5C 0A4
PID:	026-549-751
Assessed Value (2026):	Land: \$3,606,000 Improvement: \$3,628,000 Total: \$7,234,000
Property Taxes (2025):	\$69,812.36
Annual Strata Fees (2026):	\$44,727
Strata Lot Area:	9,680.07 sf
Retail Unit Area:	4128: 1,644 sf 4132: 1,281 sf 4138: 1,012 sf 4142: 1,891 sf 4152: 538 sf 4158: 1,014 sf 4162: 2,299 sf
Zoning:	RM3
Tenants:	Lotus Flower Boutique, Trinity Salon & Spa, Oxygen Yoga & Fitness, Pokerrito, Cocoa Tanning Salon, Total Therapy
NOI:	\$349,224
Cap Rate:	5.70%
Asking Price:	\$6,100,000

All information is approximate and subject to confirmation.



Floor Plan

DAWSON STREET

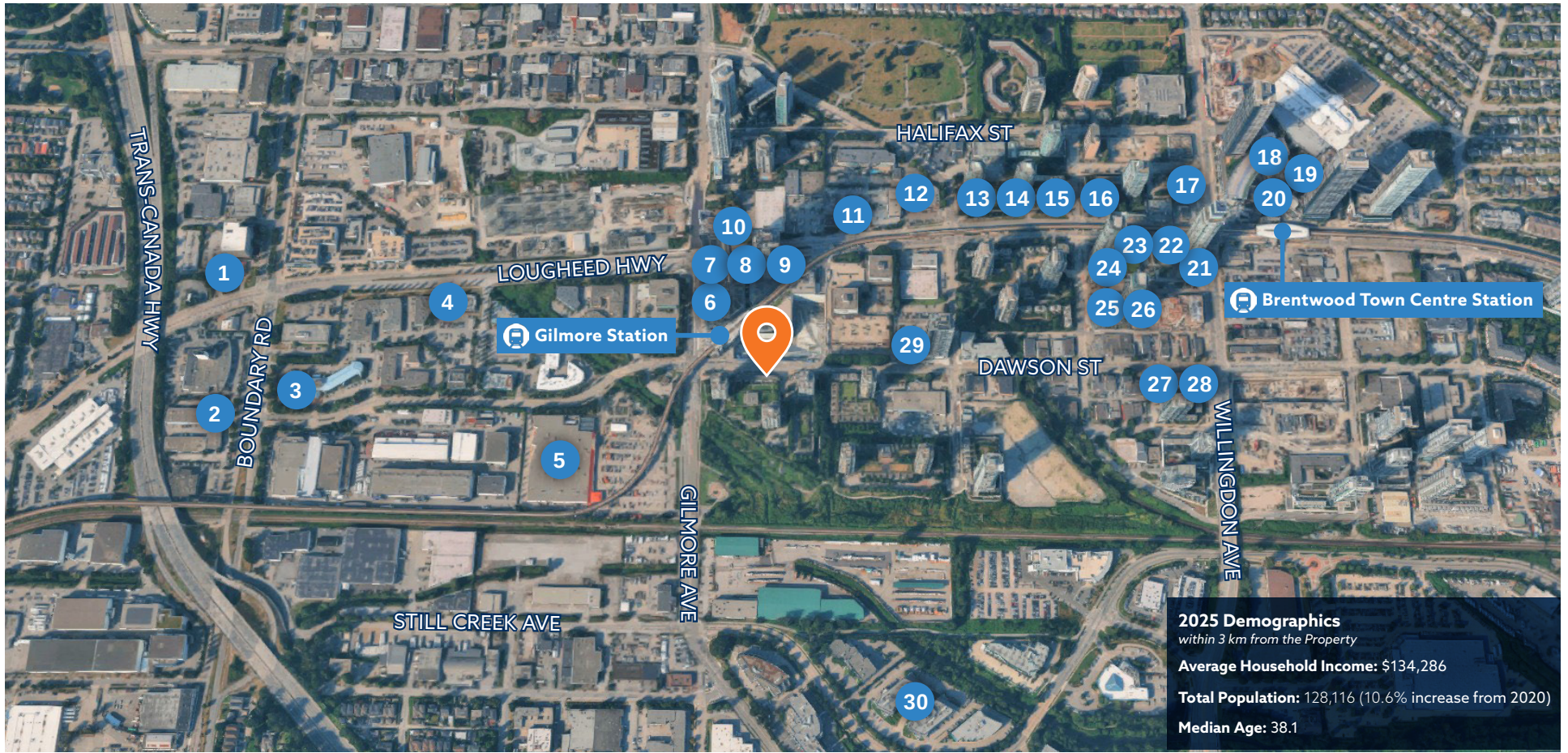
GILMORE AVENUE

4128
**Under
Contract**

Garbage

4132 Lotus Flower Boutique	4138 Trinity Spa	4142 Oxygen Yoga	4152 Kita Sushi	4158 Cocoa Tanning Studio	4162 Total Therapy
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Commercial Parking



Neighbourhood Tenants

1. McDonald's	7. Trees Organic Coffee	13. Save-On-Foods	19. Earls	25. Saku
2. Subway	8. Club Pilates	14. Joey	20. Tap & Barrel	26. Claudio's Ristorante
3. Bin 4 Burger Lounge	9. Big Way Hot Pot	15. Winners	21. BC Liquor Store	27. Domino's
4. Birdies	10. White Spot	16. Browns	22. Shoppers Drug Mart	28. F45
5. Home Depot	11. Cactus Club Cafe	17. TD	23. Whole Foods	29. Firehouse Subs
6. Kinton Ramen	12. Staples	18. Cineplex	24. Starbucks	30. Prado Cafe

Property Photos



Contact Information

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