



**FOR LEASE**

# Free Standing Restaurant for Lease at Big Bend Crossing Shopping Centre

5801 Marine Way, Burnaby, BC

**Sherman Scott**

Vice President  
+1 604 662 2663  
sherman.scott@colliers.com

**Kyle Wilson**

*Personal Real Estate Corporation*  
Vice President  
+1 604 619 3223  
kyle.wilson@colliers.com

**Colliers**

# OPPORTUNITY

An opportunity to lease a free-standing restaurant at Burnaby's Big Bend Crossing Shopping Centre.

Join national tenants such as PetSmart, Winners/HomeSense, Michaels, Sungiven Foods, and Staples at Big Bend Crossing Shopping Centre, strategically positioned at the cross section of New Westminster, Coquitlam, Burnaby and South Vancouver.

<b>Municipal Address</b>	5801 Marine Way, Burnaby, BC
<b>Property Type</b>	Power Centre
<b>Location</b>	Located near the major intersection of Marine Way and Byrne Road, Big Bend Crossing is strategically positioned at the cross sections of Burnaby, South Vancouver, Coquitlam and New Westminster.
<b>Year Built</b>	2007
<b>Shopping Centre GLA</b>	182,000 SF +/-
<b>Restaurant Area</b>	6,333 SF +/-
<b>Availability</b>	Immediate
<b>Ceiling Heights</b>	Over 18'
<b>Loading</b>	Separate loading
<b>Waste</b>	Dedicated, enclosed area
<b>Parking (+/-)</b>	930 stalls
<b>Access/Egress</b>	Marine Way: Right in, right out Marine Way, Right in Market Crossing: Right in, right out Market Crossing: Left in, left out
<b>Zoning</b>	CD - Based on C2, allowing a wide range of uses
<b>Term</b>	Negotiable
<b>Basic Rent</b>	\$50.00 PSF/Per annum
<b>Additional Rent (2026 Est.)</b>	\$17.45 PSF/Per annum (Op costs + Management Fee: \$12.55, Property Tax: \$4.90)



## LOCATION OVERVIEW

Located near the major intersection of Marine Way and Byrne Road, Big Bend Crossing is strategically positioned at the cross sections of Burnaby, South Vancouver, Coquitlam and New Westminster.

Built by Anthem Properties and Cressey Development in 2005, the 182,000 SF +/- shopping centre boasts a strong roster of tenants including: PetSmart, Michaels, Winners/HomeSense, Staples, Dollarama, Sungiven Foods and more.

The trade area for Big Bend Crossing is substantial. The total 2025 population for Vancouver, Burnaby and New Westminster is estimated at close to 900,000. The shopping centre is ideally situated to take advantage of a significant portion of these shoppers.



# NEARBY AMENITIES

5801 Marine Way,  
Burnaby, BC

## Drug Stores/ Grocery

- 1 London Drugs
- 2 Save-on-Foods
- 3 Sungiven Foods
- 4 Kin's Farm Market

## Financial Institutions

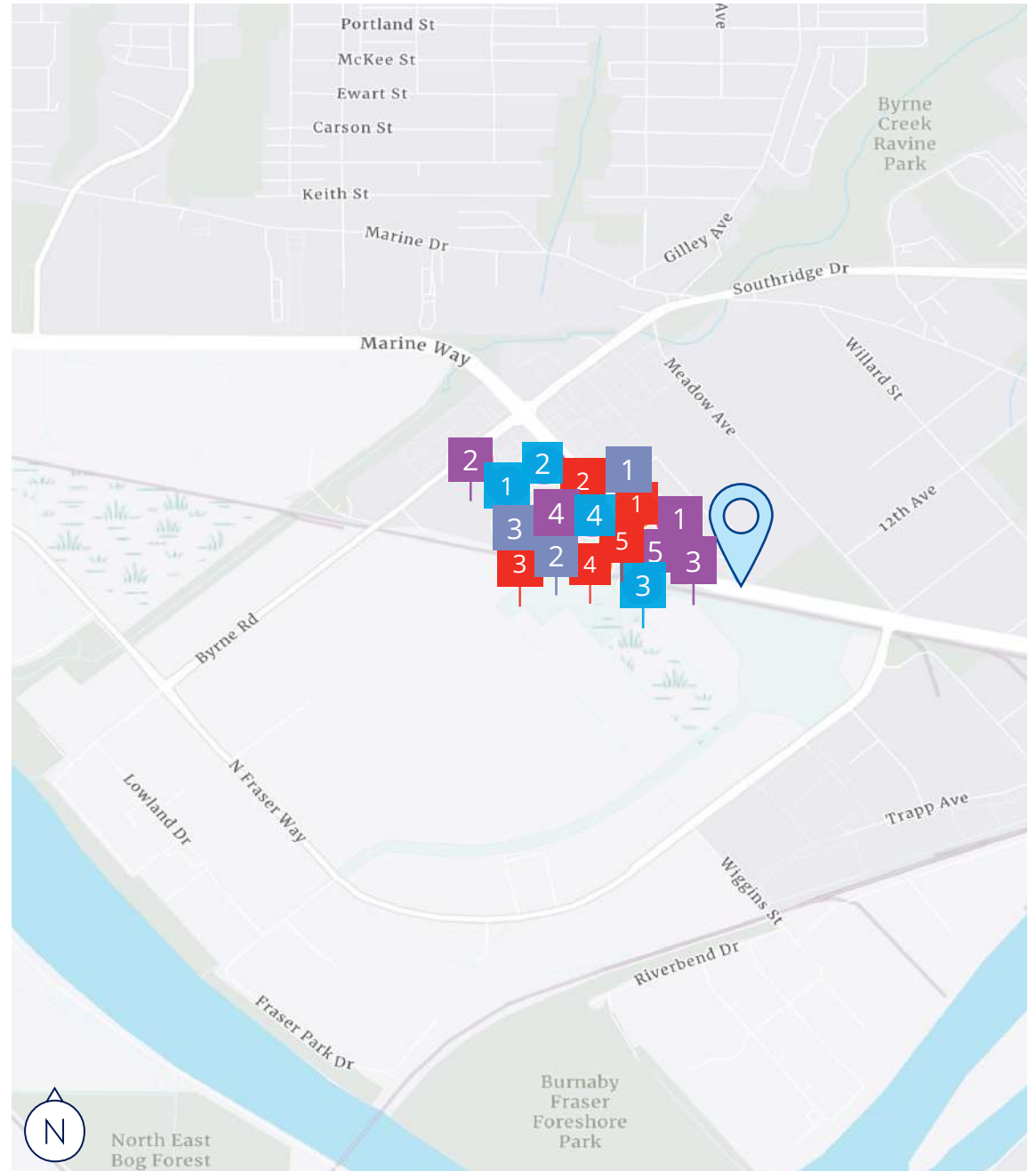
- 1 TD Canada Trust
- 2 Vancity Credit Union
- 3 Royal Bank of Canada

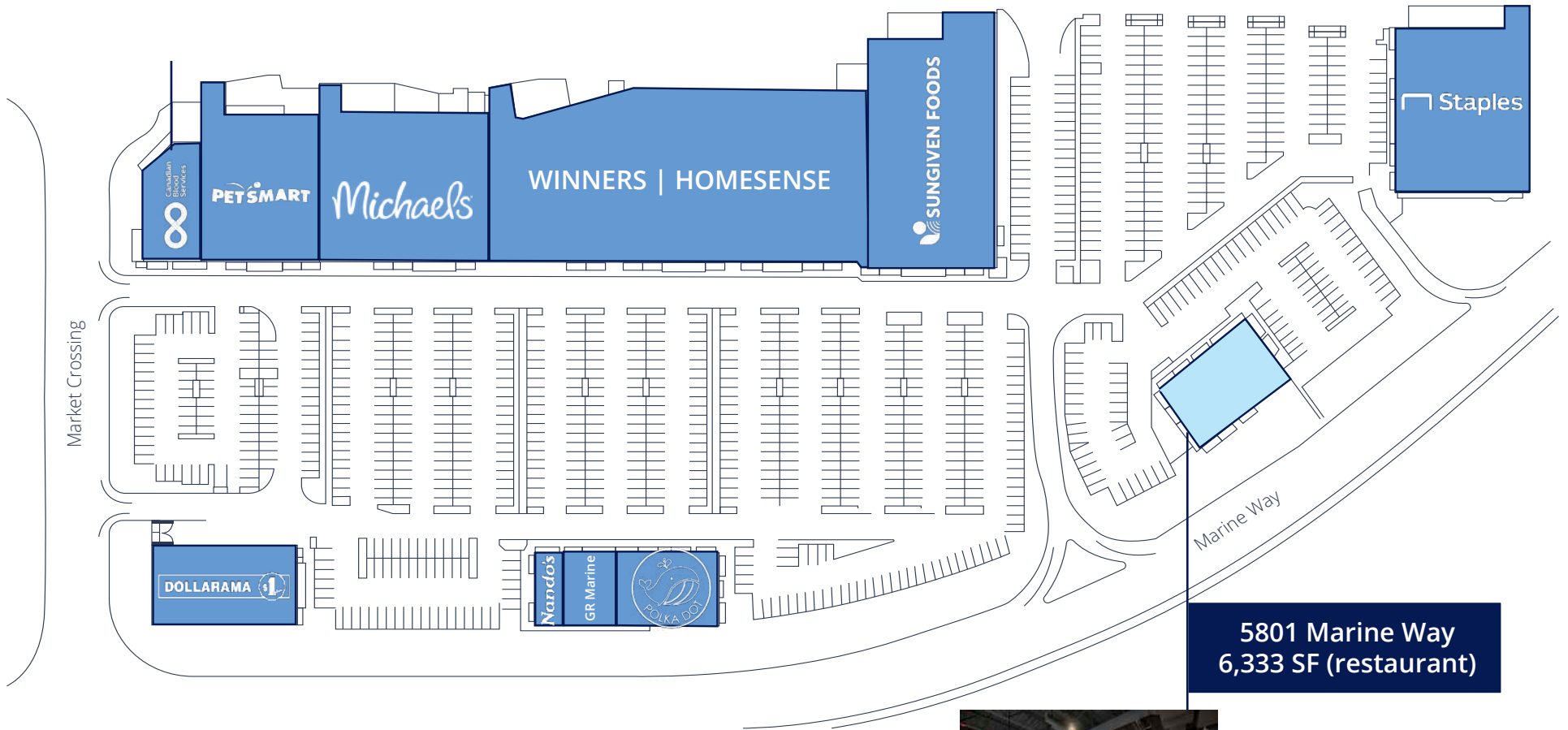
## Restaurants

- 1 White Spot
- 2 Little Minh's Kitchen
- 3 Cactus Club Cafe
- 4 Chicko Chicken
- 5 Nando's Chicken

## Retail

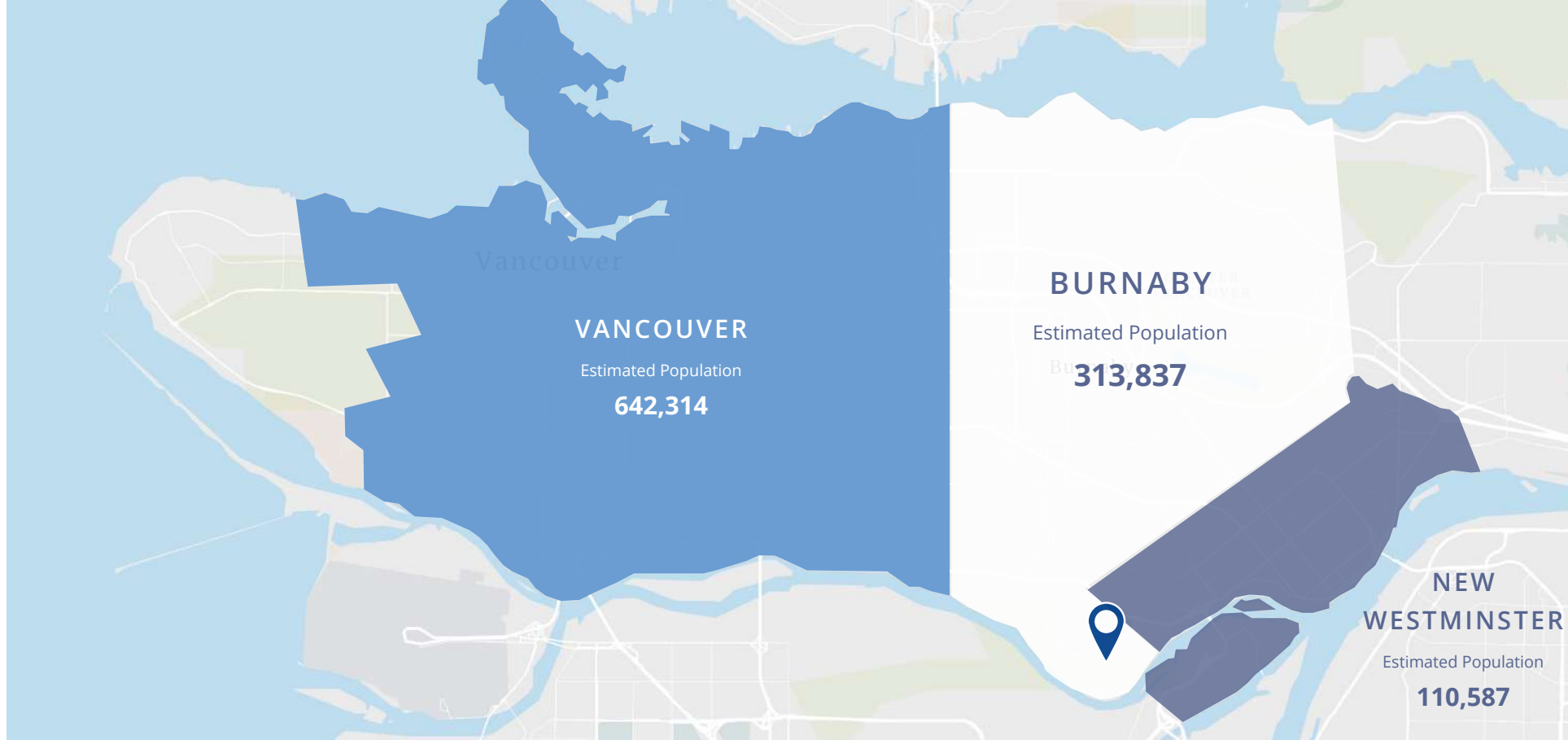
- 1 Winners/HomeSense
- 2 Canadian Tire
- 3 PetSmart
- 4 Running Room
- 5 Michaels





# SITE PLAN





## DEMOGRAPHICS

	Vancouver			Burnaby			New Westminster		
	2025	2030	Annual Increase	2025	2030	Annual Increase	2025	2030	Annual Increase
<b>Total Population</b>	46,504	48,880	2.0%	227,751	237,340	2.2%	603,185	629,416	2.2%
<b>Average Household Income</b>	18,972	19,789	1.9%	85,612	88,468	2.0%	227,639	235,534	1.9%
<b>Total Households</b>	\$130,636	\$154,893		\$131,328	\$154,956		\$133,224	\$157,219	

The following demographics were taken from the subject property and obtained by HYDRA, a centralized data platform.

The Colliers logo consists of the word "Colliers" in a white serif font, centered within a blue rounded rectangle. Below the text are three horizontal stripes in yellow, orange, and red.

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