

FOR SALE

4277 DAWSON STREET, BURNABY, B.C.

NEW-BUILD RETAIL UNIT IN MIXED-
USE DEVELOPMENT STEPS AWAY
FROM GILMORE SKYTRAIN STATION

- ▶ LAST REMAINING UNIT RELEASED BY DEVELOPER
- ▶ RELEASED 2,442 SF RETAIL UNIT
- ▶ EXCLUSIVE PARKING STALLS

Developed by:
IMANI

**A
KIM
BO**

Gilmore Place

T Gilmore
Skytrain Station

DAWSON ST

MADISON AVE

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Marcus & Millichap

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OPPORTUNITY

Akimbo is an exciting and rarely available opportunity to acquire and own strata retail and office space within the rapidly evolving Brentwood Town Centre of Burnaby. With the retail portion being completely sold out, this is the last chance for businesses and investors the chance to own their real estate within one of Metro Vancouver's most desirable and complete neighbourhoods.

SALIENT DETAILS

Municipal Address: [4277 Dawson Street, Burnaby, B.C.](#)

Zoning: CD Comprehensive Development

Availability: 2,442 SF

Parking: Please Contact Leasing Agents

Possession: Immediate

Asking Price: Please Contact Listing Agents



HIGHLIGHTS

The chance to own in a tightly held commercial real estate market with little to no strata space available.

Small and large format space available for both retail and office requirements.

In close proximity to two SkyTrain Stations: Gilmore Station (3 minute walking distance) & Brentwood Town Centre Station (8 minute walking distance).

Neighbour to massive mixed use projects such as Amazing Brentwood, Solo District, and Gilmore Place.

Amenity rich area:

- Whole Foods, Shoppers Drug Mart, BC Liquor - one block away.
- Save-On-Foods, Winners - one block away.
- Cactus Club, Joey, Browns - one block away.
- Steve Nash Fitness - two blocks away.
- Amazing Brentwood - One million square feet of high-end retail and entertainment.
- Gilmore Place - 450,000 square feet of transit-oriented retail space.

Thousands of residential condos have either been recently completed or are under construction with many more towers to come.

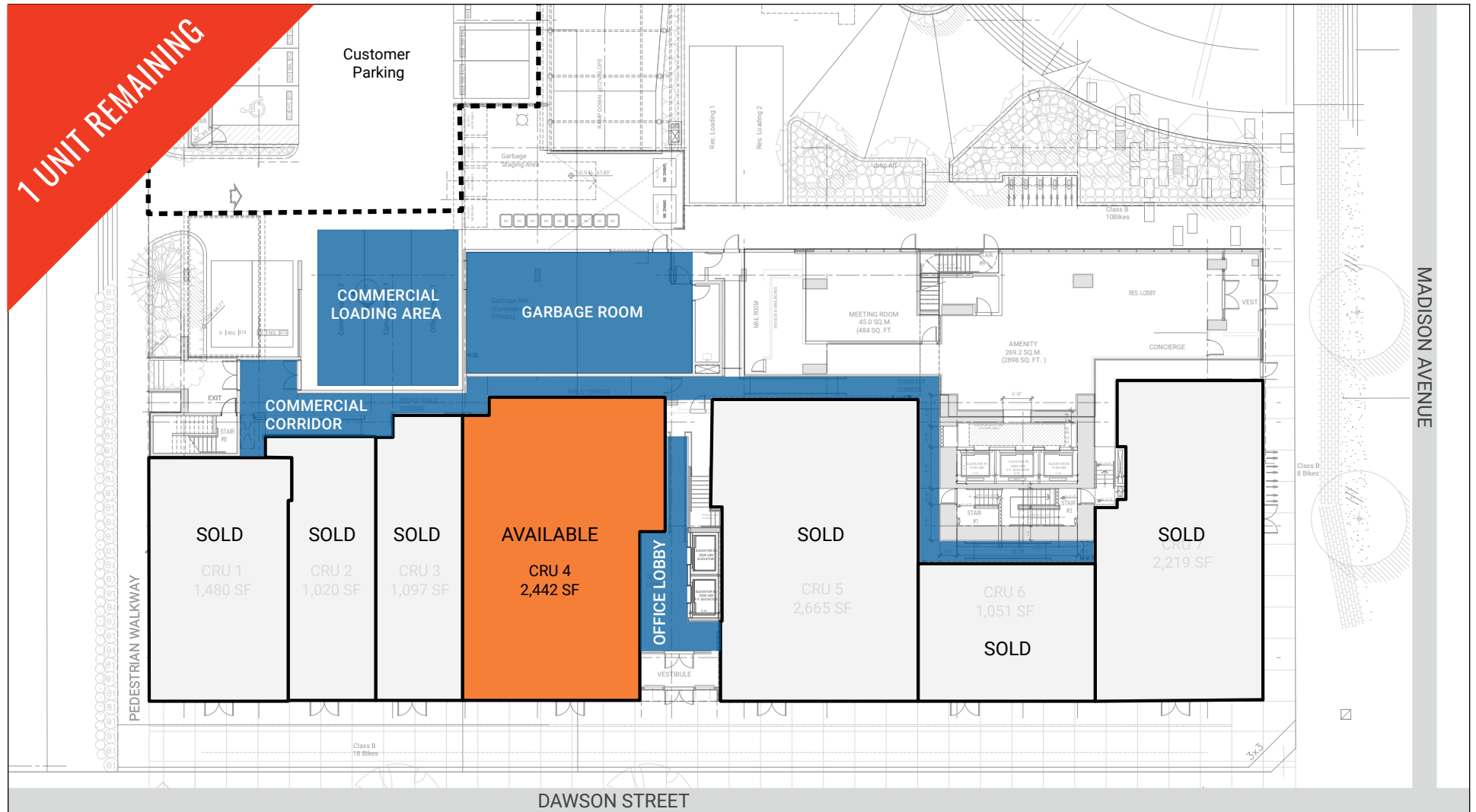
Between 2014-2019, the Brentwood Town Centre area saw a 10% increase in population.

1.5 km away from the British Columbia Institute of Technology and Burnaby General Hospital.

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GROUND FLOOR RETAIL SITE PLAN



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PROPERTY AMENITIES & FEATURURES



End-of-trip facilities:
Shower, change rooms, and bicycle lockers



Concrete construction and floor to ceiling glazing for
retail and office



Easy access to parking and transportation



High-speed elevators



Mixed-Use building with office and residential tenants



Visitor parking on-site



Efficient floor plates



Immediate area cafes and restaurant



Adjacent to major bike routes



Two minute drive to Highway 1



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SURROUNDING DEVELOPMENTS

1	Subject Property - AKIMBO	350 Units
2	Aveira Condos by Ledingham McAllister	239 Units
3	Escala by Ledingham McAllister	520 Units
4	Triomphe by Millenium Development Group	340 Units
5	Gilmore Place by Onni Group of Companies	1,563 Units
6	Vantage by Embassy Development Corporation	185 Units
7	Madison & Dawson by Porte Communities	92 Units
8	Fulton House by Polygon Homes	303 Units

9	Motif at Citi by Appia Development	153 Units
10	SOLO District by Appia Development	280 Units
11	The Amazing Brentwood	600 Units
12	The Dawson by Amacon	62 Units
13	Juneau by Amacon	147 Units
14	South Yards by Anthem	1,450 Units
15	Lumina Brentwood by THIND	962 Units
16	Concord Brentwood by Concord Pacific	1,792 Units
17	Slate by Beedie	313 Units

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<p>WALK SCORE VERY WALKABLE</p> <p>86*</p>	<p>BIKE SCORE BIKEABLE</p> <p>67*</p>	<p>TRANSIT SCORE EXCELLENT TRANSIT</p> <p>79*</p>
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*For more information on scores and methodology visit <https://www.walkscore.com/methodology>

Demographics	1 KM	3 KM	5 KM	Burnaby
Population	13,583	111,774	308,204	265,924
Households	6,236	40,818	119,057	100,146
Average Household Income	\$100,571	\$105,564	\$97,133	\$99,600
Population Growth (2022-2027)	22.10%	7.10%	6.90%	8.10%



Gilmore Place

T
Gilmore
Skytrain Station

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