

FOR LEASE

Burnaby Heights

Brand New Retail Space for Lease

4065 HASTINGS STREET, BURNABY BC

Sherman Scott

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

Kyle R. Wilson

Vice President
Personal Real Estate Corporation
+1 604 694 7283
kyle.wilson@colliers.com

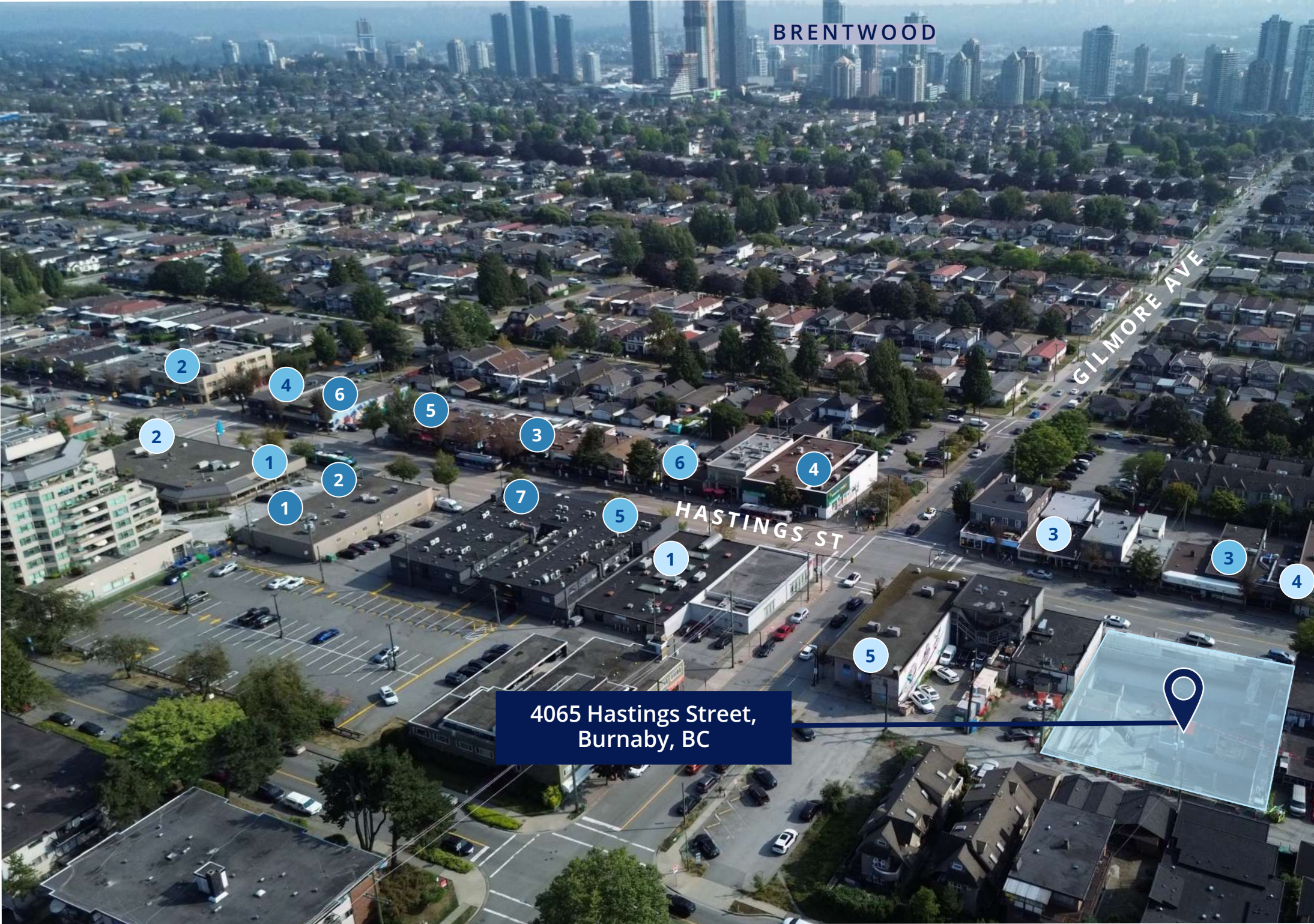


VITTORI

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PROPERTY DETAILS

Municipal Addresses	4065 Hastings Street, Burnaby, BC		
Location	Strategically located in the Heights neighbourhood just north of the key intersection of Hastings Street and Gilmore Avenue		
Development at a Glance	- Six-storey mixed use residential rental/commercial building 38 market rental residential units 5 studio units, 6 one-bedroom units, 12 one-bedroom + den units, 10 one-bedroom + den (adaptable) units, 2-two bedroom units, and 3 two-bedroom + den (adaptable) units 5,000 SF +/- of retail space 47 parking spaces 2 commercial bike lockers		
Location Highlights	- Located in the heart of the bustling Heights neighbourhood - Very walkable and easy access to transit - Surrounded by national retailers, eclectic local retailers and a myriad of bakeries, cafes and restaurants		
Retail Areas	- CRU 1 - CRU 2 - CRU 3	2,197 SF +/- 1,460 SF +/- 1,341 SF +/-	
Completion Estimate	Q4 2026		
Basic Rent	\$50 PSF/per annum		
Operating Costs & Property Taxes (2026 estimate)	\$20.00 PSF/per annum		
Commercial Parking	12 visitor stalls + street parking		
Design	Well thought out design allowing for commercial sized plumbing, electrical, as well as potential kitchen exhaust venting for restaurants		
Zoning	CD Allowing for a wide range of retail, restaurant and service uses		



BRENTWOOD

Nearby Amenities

Retail & Banks

- 1. CIBC
- 2. Gulf & Fraser Credit Union
- 3. Companion Books
- 4. Dollar Tree
- 5. Salvation Army

Cafes & Restaurants

- 1. Starbucks
- 2. Waves Coffee
- 3. The Valley Bakery
- 4. Gray Olive Neighbourhood
- 5. Admiral Pub
- 6. Portobello

Fast Food & Grocery

- 1. Domino's Pizza
- 2. Subway
- 3. Hellcrust Pizza
- 4. Sungiven Foods
- 5. Ayoub's Market
- 6. Red Apple Market
- 7. Angry Otter Liquor

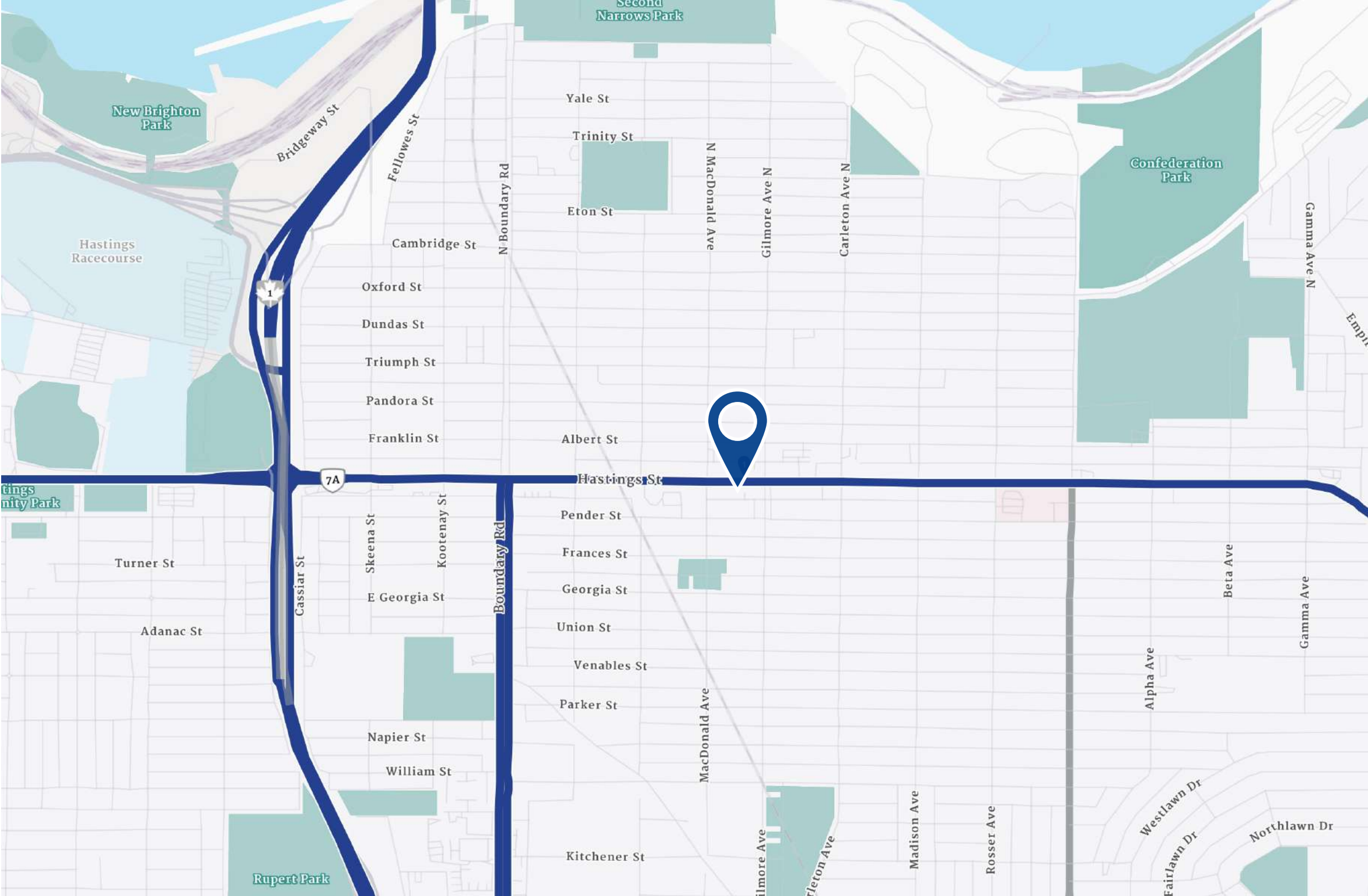
Location Overview

4065 Hastings Street is situated in the vibrant & active Heights neighborhood of North Burnaby. This bustling, community focused area is home to a mix of local, national, and international retailers, making it an appealing destination for both residents and visitors.

Local businesses contribute to the unique charm of The Heights, with a range of independent shops, restaurants, and service providers adding to the neighborhood’s dynamic atmosphere. Alongside these smaller cafes, salons, and medical tenants, are well-known retailers such as JJ Bean, Pharmasave, and Safeway.

Known for its walkability and access to transit, The Heights is well connected with plenty of parking options, making it easy to shop and explore. The North Burnaby Business Improvement Association plays a key role in promoting the neighborhood’s growth and prosperity, organizing events and initiatives that highlight the area’s retail offerings.

Community life thrives here with proximity to local parks, including the Willingdon Community Centre where outdoor activities like walking, and sports are easily enjoyed.



Highlights

-  Strategically located in The Heights neighbourhood of North Burnaby just north of the key intersection of Hastings Street and Gilmore Avenue.
-  The building will include 5,000 SF +/- retail space which will add to the eclectic mix of local retailers and myriad of bakeries, cafes and restaurants in the area.
-  Well thought out design by an experienced retail developer including leaving provisions for kitchen exhaust.
-  The residential portion of the building will feature 38 rental residential units and includes 5 studio units, 6 one-bedroom units, 12 one-bedroom + den units, 10 one-bedroom + den (adaptable) units, 2 two-bedroom units, and 3 two-bedroom + den (adaptable) units.
-  48 parking spaces, with 12 stalls are allocated for visitor use.



Bike Score
77

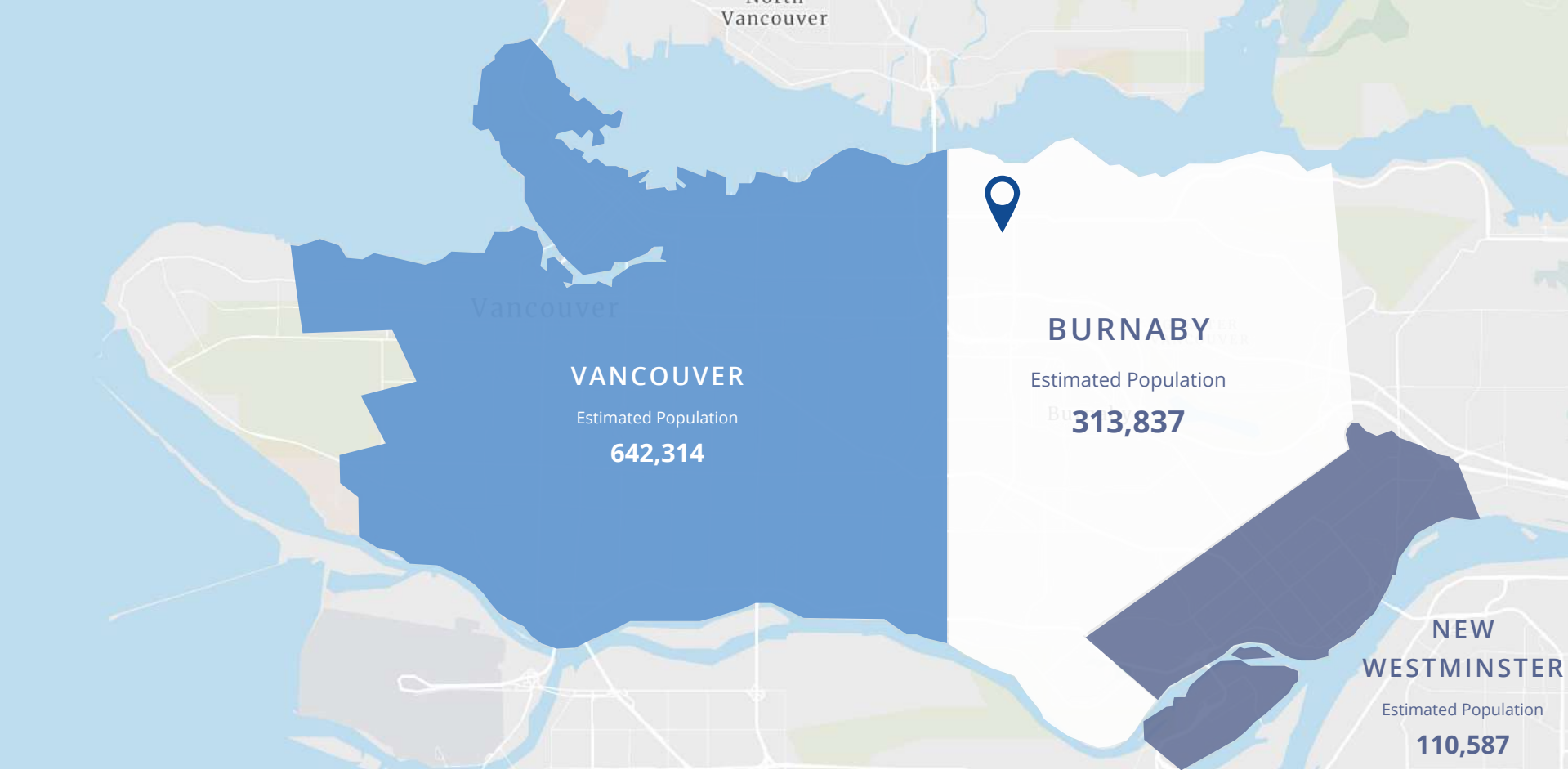


Walk Score
93



Transit Score
64

Site Plan



	5-minute Drive Time			10-minute Drive Time			15-minute Drive Time		
	2024	2029	Annual Increase	2024	2029	Annual Increase	2024	2029	Annual Increase
Total Population	37,546	77,075	3.7%	149,879	164,041	3.0%	455,795	497,205	2.8%
Total Households	14,183	16,273	3.9%	58,278	63,980	3.1%	176,913	193,354	2.5%
Average Household Income	\$130,202	\$152,535		\$124,664	\$147,358		\$129,554	\$151,898	

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

4065 HASTINGS STREET, BURNABY

The Neighbourhood



Gallery





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kyle.wilson@colliers.com

Colliers Canada

1067 West Cordova Street, Suite 1100
Vancouver BC V6C 1C7
+1 604 681 4111

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