

FOR SALE

4279 DAWSON STREET, BURNABY, B.C.

ONLY 4 UNITS
REMAINING

NEW OFFICE STRATA SPACE IN THE
HEART OF BRENTWOOD TOWN CENTRE

- ▶ FROM 625 SF - 2,558 SF
- ▶ NOW COMPLETE - AVAILABLE IMMEDIATELY

A KIM BO



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*Personal Real Estate Corporation

Developed by:

IMANI

Marketed by:

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 only few spaces remaining, starting at 625 SF and contiguous up to 2,558 SF, 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: 4279 Dawson Street, Burnaby, B.C.

Zoning: CD Comprehensive Development

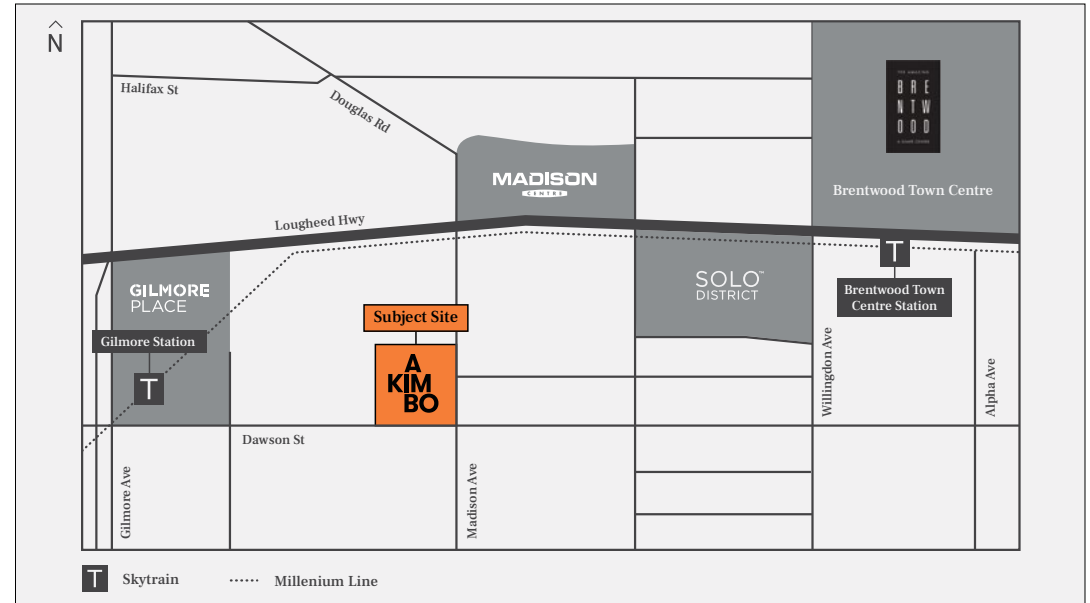
Availability:

- Retail: SOLD OUT
- 2nd Level Office: SOLD OUT
- 3rd Level Office: 625 SF - 2,558 SF

Parking: 2 exclusive stalls per unit, additional stalls available for purchase

Possession: Immediate

Asking Price: Please Contact Listing Agents



HIGHLIGHTS

FLOOR TO CEILING WINDOWS – Exclusive to the third floor units

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

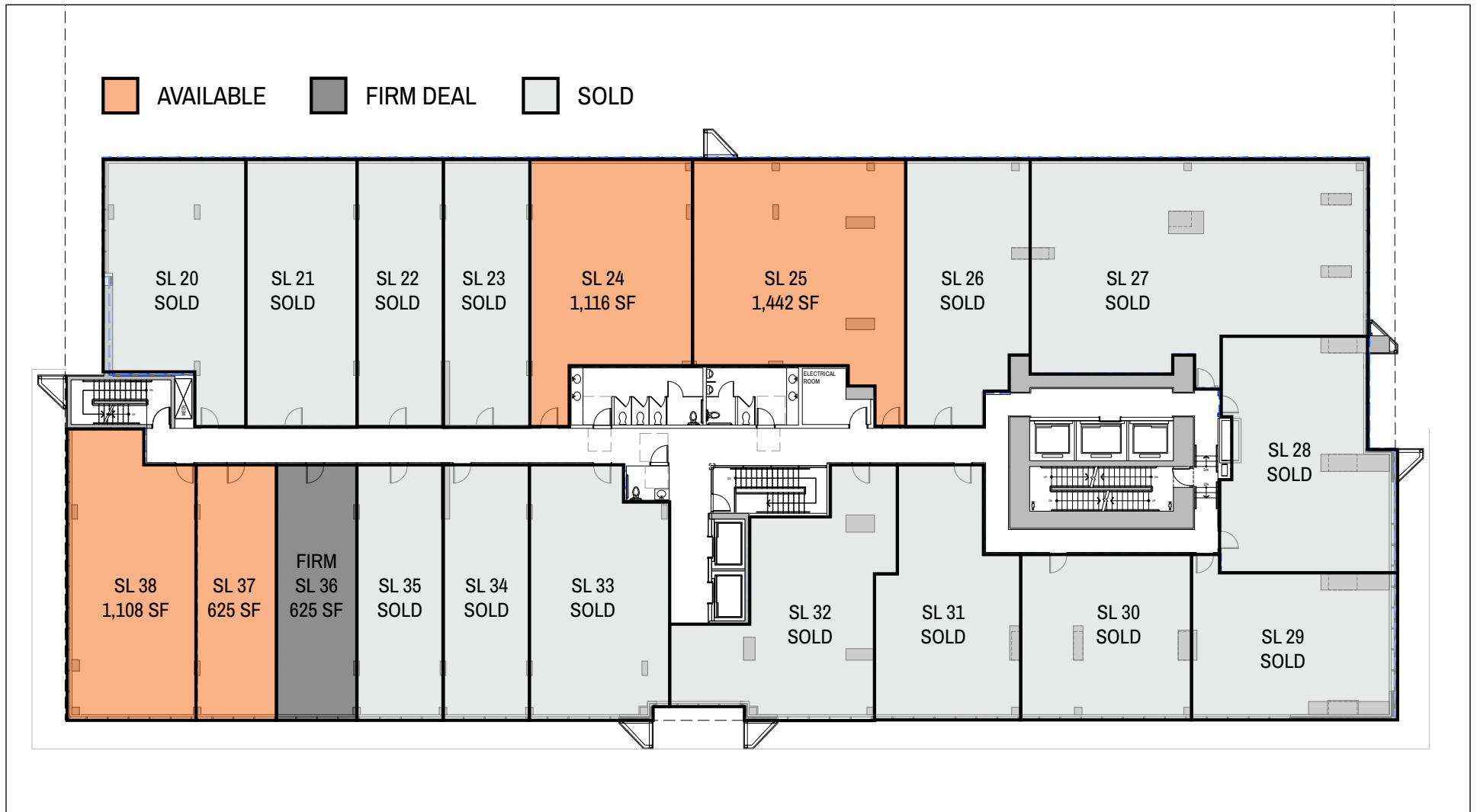
Between 2014-2019, the Brentwood Town Centre area saw a 10% increase in population

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

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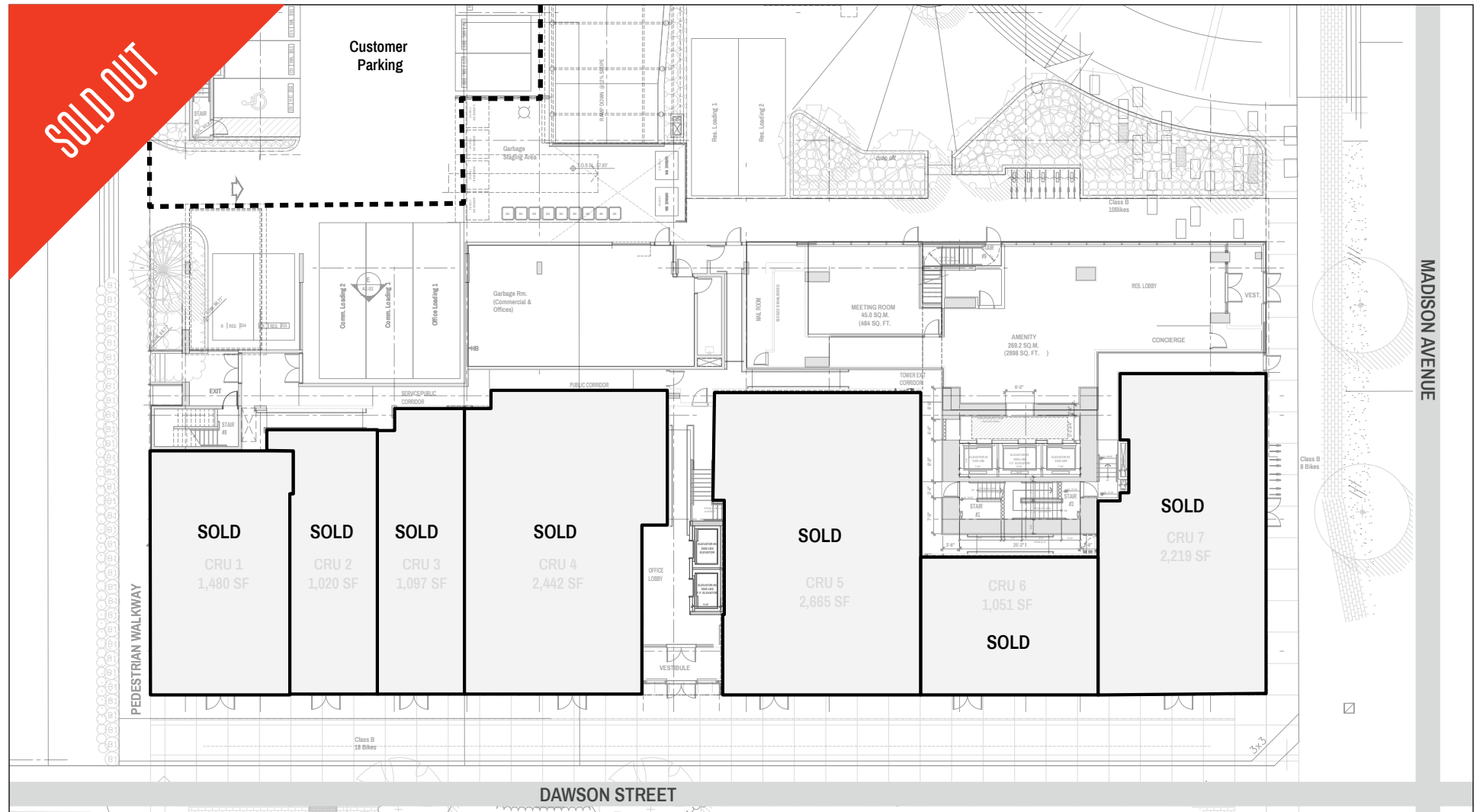
LEVEL 3 OFFICE SITE PLAN - 4279 DAWSON STREET



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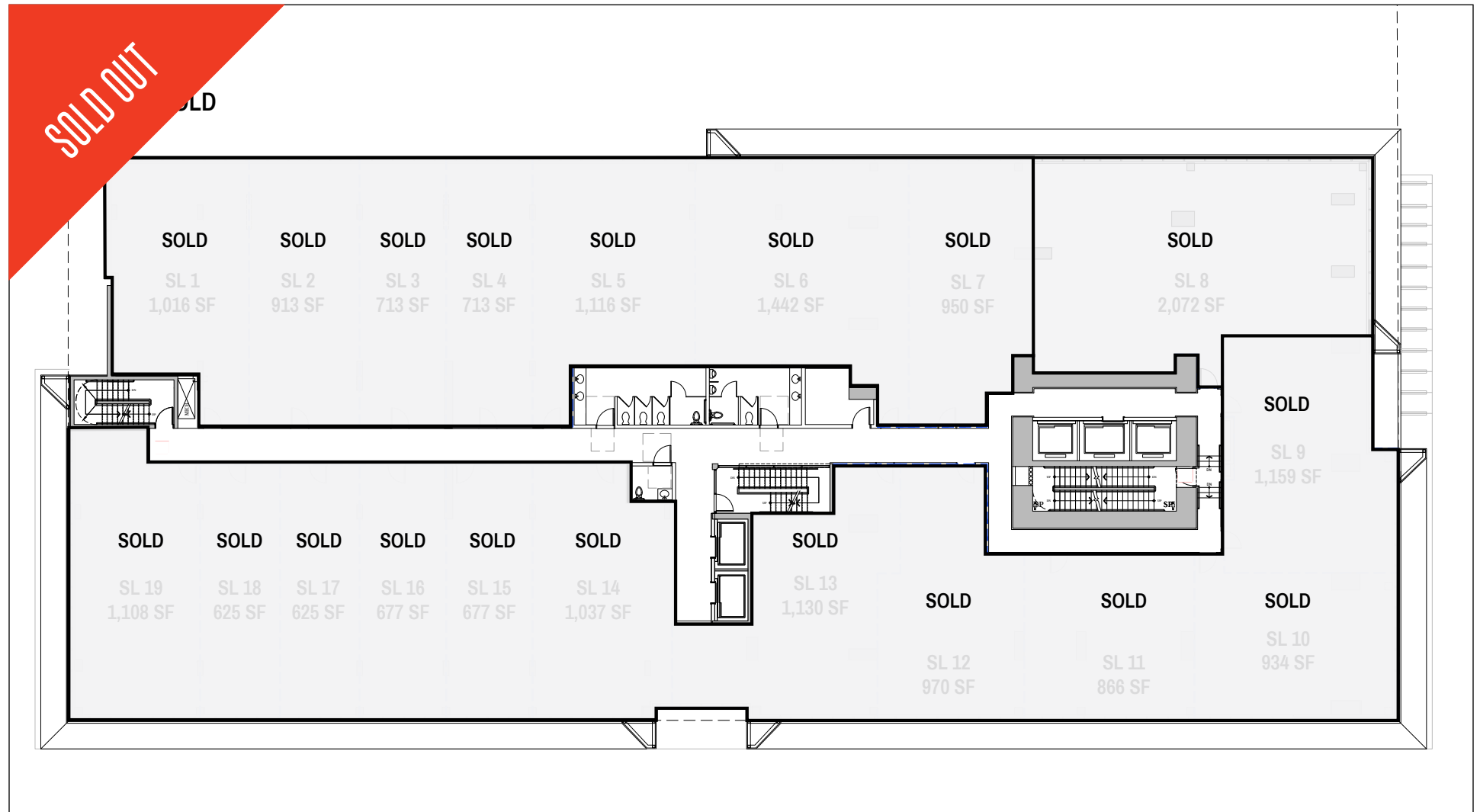
GROUND FLOOR RETAIL SITE PLAN



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LEVEL 2 OFFICE SITE PLAN - 4279 DAWSON STREET



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PROPERTY AMENITIES & FEATURES



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



Retail on-site



Visitor parking on-site



Efficient floor plates



Electric car charging stations



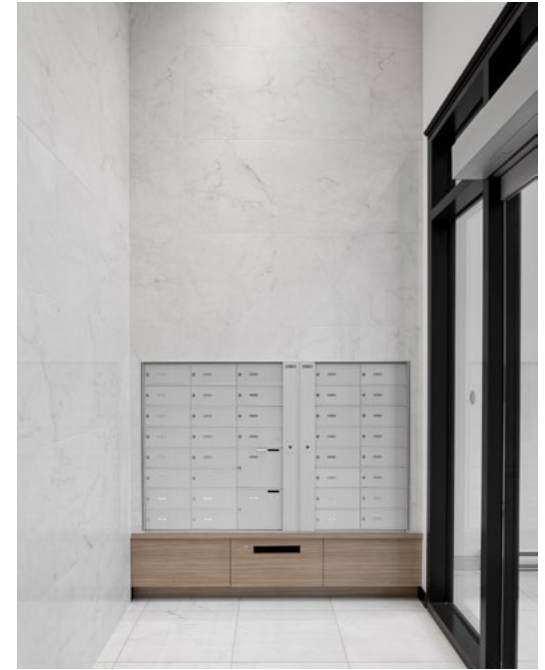
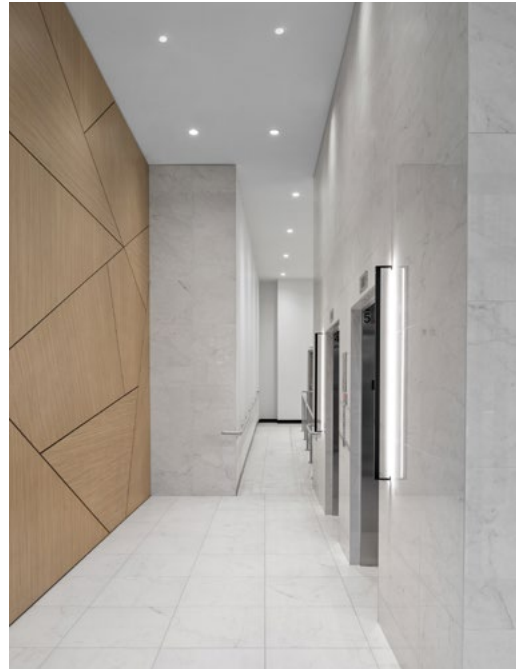
Immediate area cafes and restaurant



Adjacent to major bike routes



Two minute drive to Highway 1



Whole Foods at Solo District in Burnaby

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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	Aoyuan Dawson Street	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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CONSTRUCTION UPDATE



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WALK SCORE

VERY WALKABLE

86*

BIKE SCORE

BIKEABLE

67*

TRANSIT SCORE

EXCELLENT TRANSIT

79*

*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%

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