

# FOR SALE

4277 DAWSON STREET, BURNABY, B.C.

NEW-BUILD STRATA OFFICE  
STEPS AWAY FROM GILMORE  
SKYTRAIN STATION

- ▶ 1,116 - 2,558 SF REMAINING
- ▶ EXCLUSIVE PARKING STALLS
- ▶ NOW COMPLETE - AVAILABLE IMMEDIATELY

ONLY 2 UNITS  
REMAINING

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 only two units remaining, this is the last chance for businesses and investors the chance to own their real estate within walking distance of a Gilmore SkyTrain Station, in 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:**

- Retail: SOLD OUT
- 2nd Level Office: SOLD OUT
- 3rd Level Office: 1,116 SF - 2,556 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

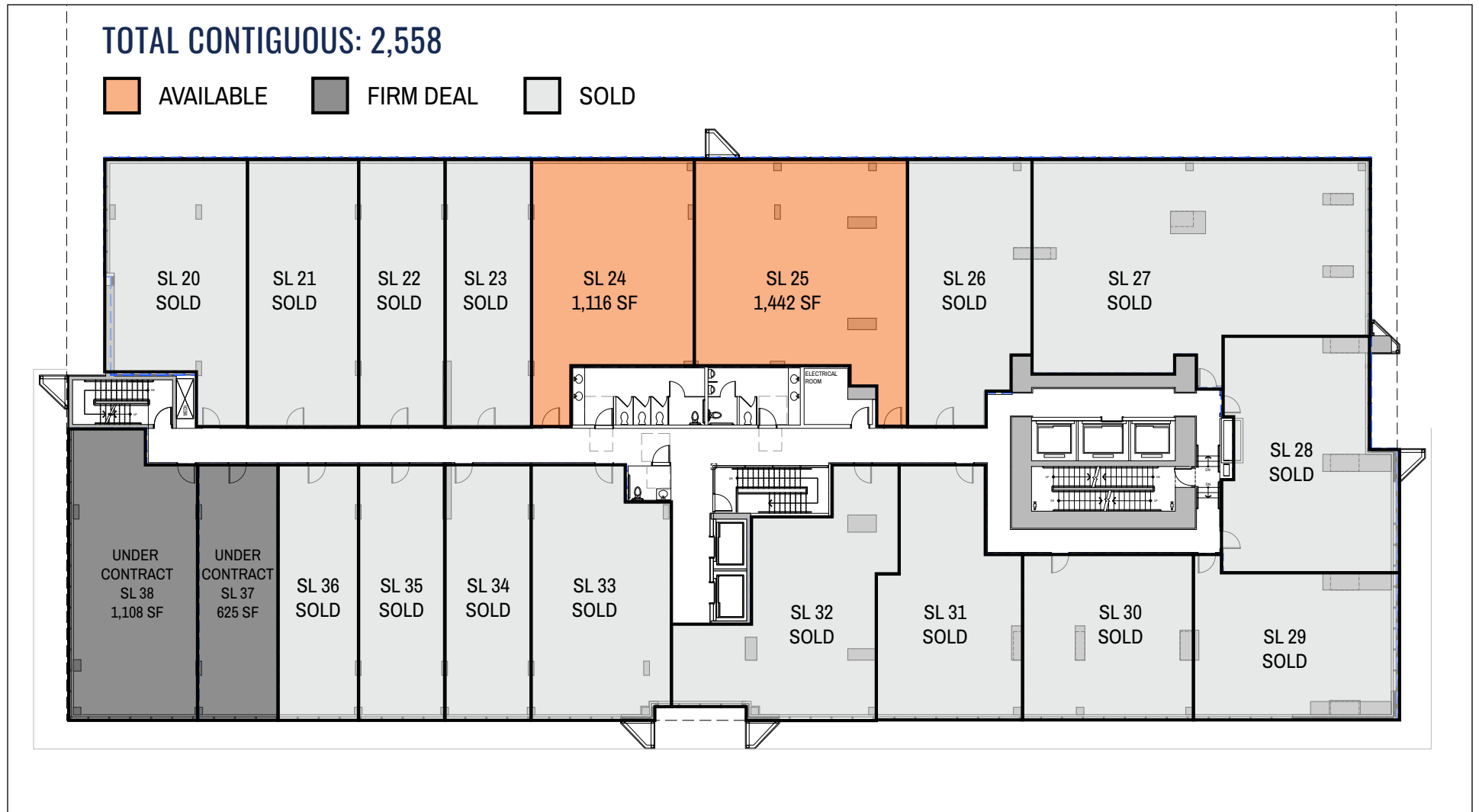
Between 2014-2019, the Brentwood Town Centre area saw a 10% increase in population

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

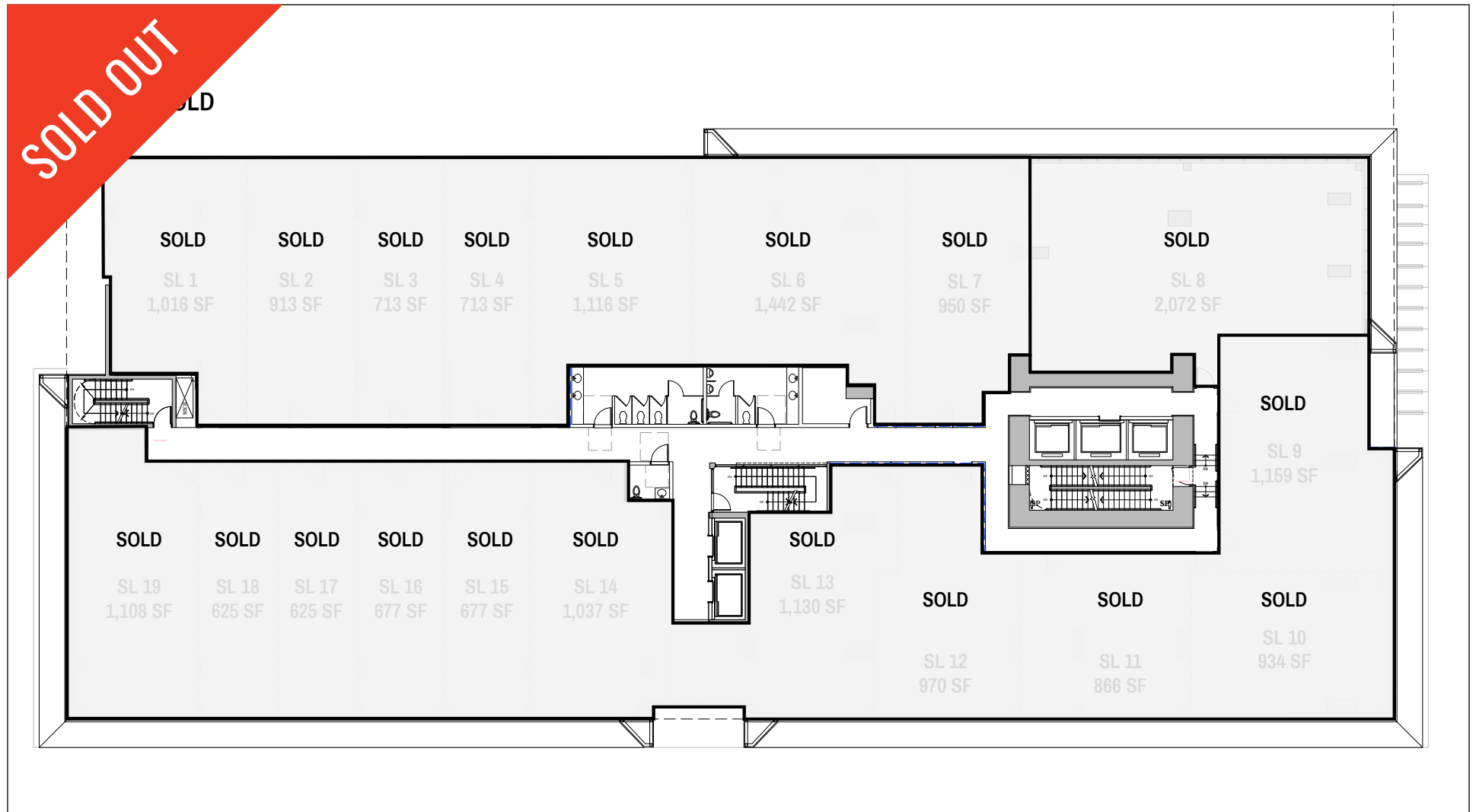




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## LEVEL 2 OFFICE SITE PLAN - 4279 DAWSON



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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



Retail on-site



Visitor parking on-site



Efficient floor plates



Electric car charging stations



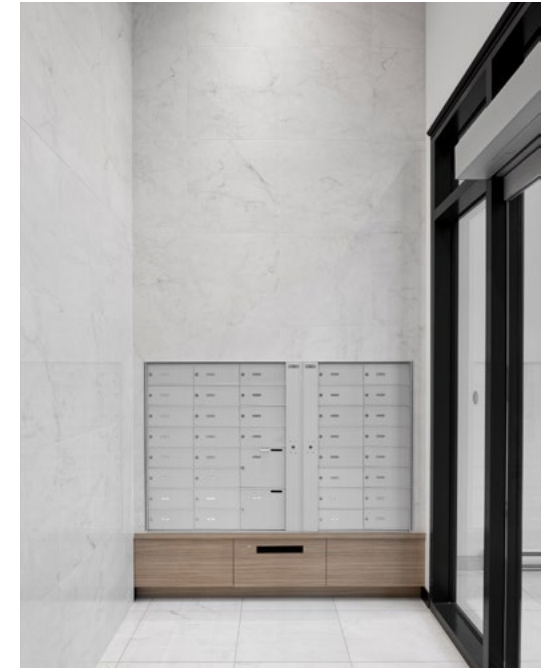
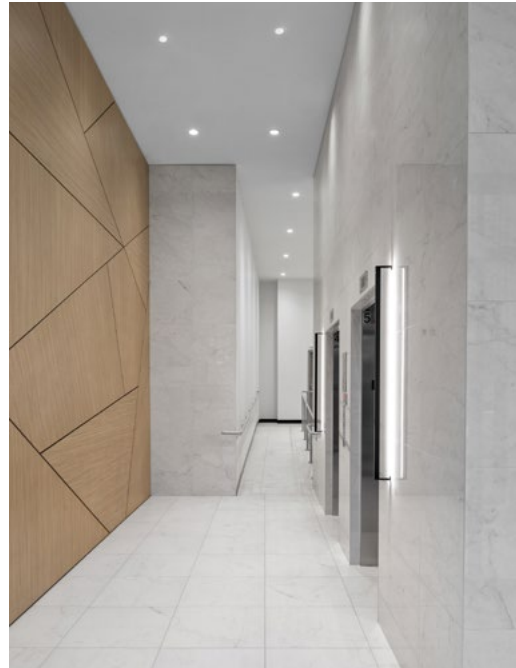
Immediate area cafes and restaurant



Adjacent to major bike routes



Two minute drive to Highway 1



Whole Foods at Solo District in

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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 | The Standard 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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## CONSTRUCTION UPDATE



Marcus & Millichap

# FOR SALE

4277 DAWSON STREET, BURNABY, B.C.



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%    |

Marcus & Millichap



Gilmore Place

T  
Gilmore  
Skytrain Station

# Marcus & Millichap

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