

4388 IMPERIAL STREET, BURNABY

RETAIL WITH PROMINENT STREET FRONTAGE AND SIGNAGE OPPORTUNITY

**FOR
LEASE**



WILLIAM | WRIGHT

MATTHEW HO

PERSONAL REAL ESTATE CORPORATION
matthew.ho@williamwright.ca

604.428.5255

STEVEN LAM

PERSONAL REAL ESTATE CORPORATION
steven@williamwright.ca

604.428.5255





4388 Imperial Street, Burnaby

William Wright Commercial is pleased to present 4388 Imperial Street, a 1,030 SF retail space available for lease in Burnaby. Currently improved as a fitness gym, the unit features an open layout with 9-foot ceilings, two washrooms, and a dedicated storage room. Prominent street-facing frontage provides an excellent signage opportunity directly on Imperial Street. The flexible layout is well-suited for retail, service, health and wellness, clinic, or professional office uses, and can be configured to suit the incoming tenant's requirements.



**STREET
FRONTAGE
AND SIGNAGE**



**TWO (2)
WASHROOMS**



**EXISTING FITNESS
GYM BUILD-OUT**



**9' CEILING
HEIGHT**



Salient Facts

SIZE

± 1,030 SQFT

ZONING

CD-1

BASIC RENT

\$48.00/sf/yr

ADDITIONAL RENT

\$14.30/sf/yr

MONTHLY RENT

\$5,347.42/month + GST



AMENITIES IN THE NEIGHBOURHOOD

FOOD

- 01 – Ki Cafe (Ki Tea House)
- 02 – La Forêt
- 03 – ZUBU Ramen
- 04 – Cactus Club Cafe
- 05 – Trattoria
- 06 – Nando's
- 07 – Starbucks
- 08 – Sweets & Beans
- 09 – Denny's
- 10 – Wendy's
- 11 – CoCo Fresh Tea & Juice
- 12 – Nana's Bakery

SHOPPING

- 01 – Metrotown
- 02 – Crystal Mall
- 03 – Save-On-Foods
- 04 – PriceSmart Foods
- 05 – London Drugs
- 06 – Wholesale Club
- 07 – Kal Tire
- 08 – Assi Market
- 09 – Dollarama
- 10 – Fountain Tire
- 11 – Tisol
- 12 – Persia Foods Produce



Location & Transit

4388 Imperial Street is situated on a well-traveled commercial corridor in South Burnaby, benefiting from strong pedestrian and vehicle traffic generated by the surrounding residential and commercial neighbourhoods. The property provides convenient access to Kingsway and other major arterials, with TransLink bus service along the corridor. The Edmonds node offers a mix of retail, service, and dining establishments, supporting consistent foot traffic and a broad customer base for businesses in the area.

The property is served by TransLink bus routes along Imperial Street and connecting corridors. Edmonds SkyTrain Station on the Expo Line is situated in proximity to the property, providing regional transit access across Metro Vancouver.

For More Information Contact

MATTHEW HO
PERSONAL REAL ESTATE CORPORATION
matthew.ho@williamwright.ca
604.428.5255

STEVEN LAM
PERSONAL REAL ESTATE CORPORATION
steven@williamwright.ca
604.428.5255

