



High Exposure Commercial Investment Opportunity

7315 Edmonds Street, Burnaby

Marcus & Millichap

Opportunity Overview

Marcus & Millichap REIS Canada Inc. is pleased to present the opportunity to acquire the commercial podium at Esprit 1 (the “Property”) located at the high traffic intersection of Edmonds Street and Kingsway in Burnaby’s Edmonds neighbourhood. The Property comprises one air space parcel totaling 52,676.42 square feet which includes 23,956 sq. ft. of leasable area. A diverse mix of tenants occupy the fully leased Property with lease expiry dates ranging from 2025 to 2034.

The Property is the commercial component of BOSA Properties’ Esprit 1, a 28-story mixed-use building with 171 residences. The immediate area provides an ample offering of desirable shops, services, and restaurants along the Kingsway corridor and into the nearby city of New Westminster. Conveniently accessible via walking and vehicle distance from the surrounding residential communities, the Property’s location is transit-oriented with numerous bus routes operating along Kingsway daily and the Edmonds SkyTrain Station located a 3 minute drive away.

This offering presents investors with an exceptional opportunity to acquire a fully leased commercial property that is ideally located in a vibrant and growing community in southeast Burnaby.



Salient Details

Municipal Address:	7315 Edmonds Street, Burnaby, BC V3N 1A7		
PID:	027-800-024		
Assessed Value (2025):	\$15,625,000		
Property Taxes (2024):	\$140,715.40		
Air Space Parcel Area:	52,676.42 sq. ft.		
Leasable Area:	Unit 101:	1,840 sq. ft.	
	Unit 102:	1,470 sq. ft.	
	Unit 103:	1,470 sq. ft.	
	Unit 105:	1,613 sq. ft.	
	Unit 106:	2,000 sq. ft.	
	Unit 107-108:	2,157 sq. ft.	
	Unit 201:	8,029 sq. ft.	
	Unit 204:	1,972 sq. ft.	
	Unit 205:	1,629 sq. ft.	
	Unit 207:	1,776 sq. ft.	
	Total:	23,956 sq. ft.	
Frontage:	244 ft. (Edmonds Street)		
Year Built:	2009		
Zoning:	CD - Comprehensive Development		
Parking:	54 stalls		
Tenants:	First Floor: Waves Coffee, COBS Bread Bakery, Noodlebox, Edmonds Pharmacy, Avante Laser & Aesthetics, The Spiritual Assembly of the Baha’is of Burnaby		
	Second Floor: Primecare Medical Centre & Clinic, Fraser Health Authority, PT Health Solutions		
NOI:	Upon a signed CA		
Asking Price:	Contact Listing Agents		

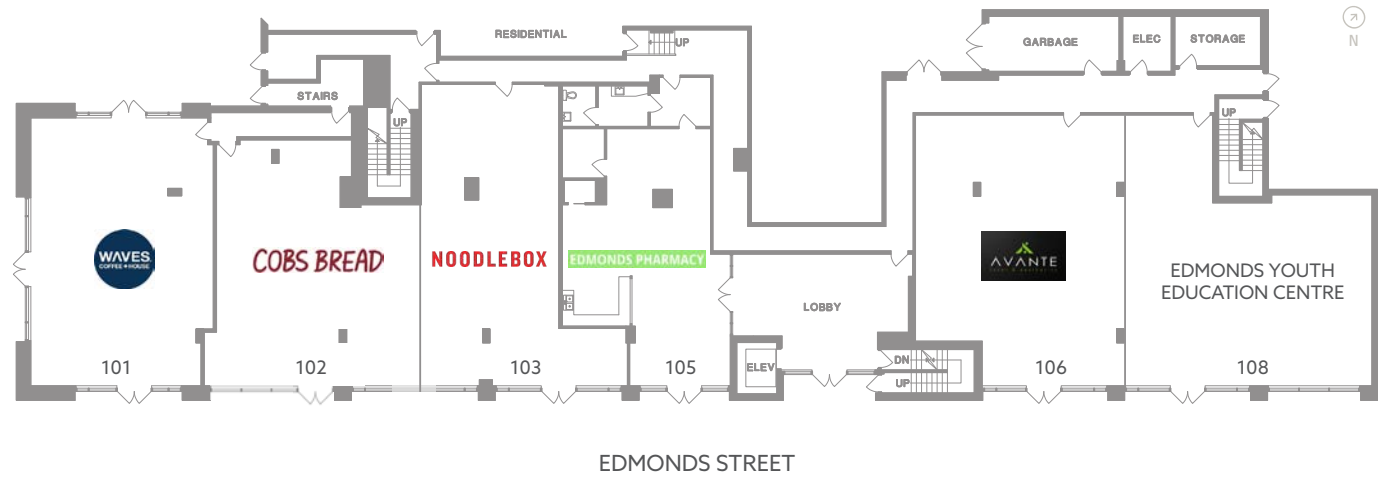
All information is approximate and subject to confirmation.

Property Highlights

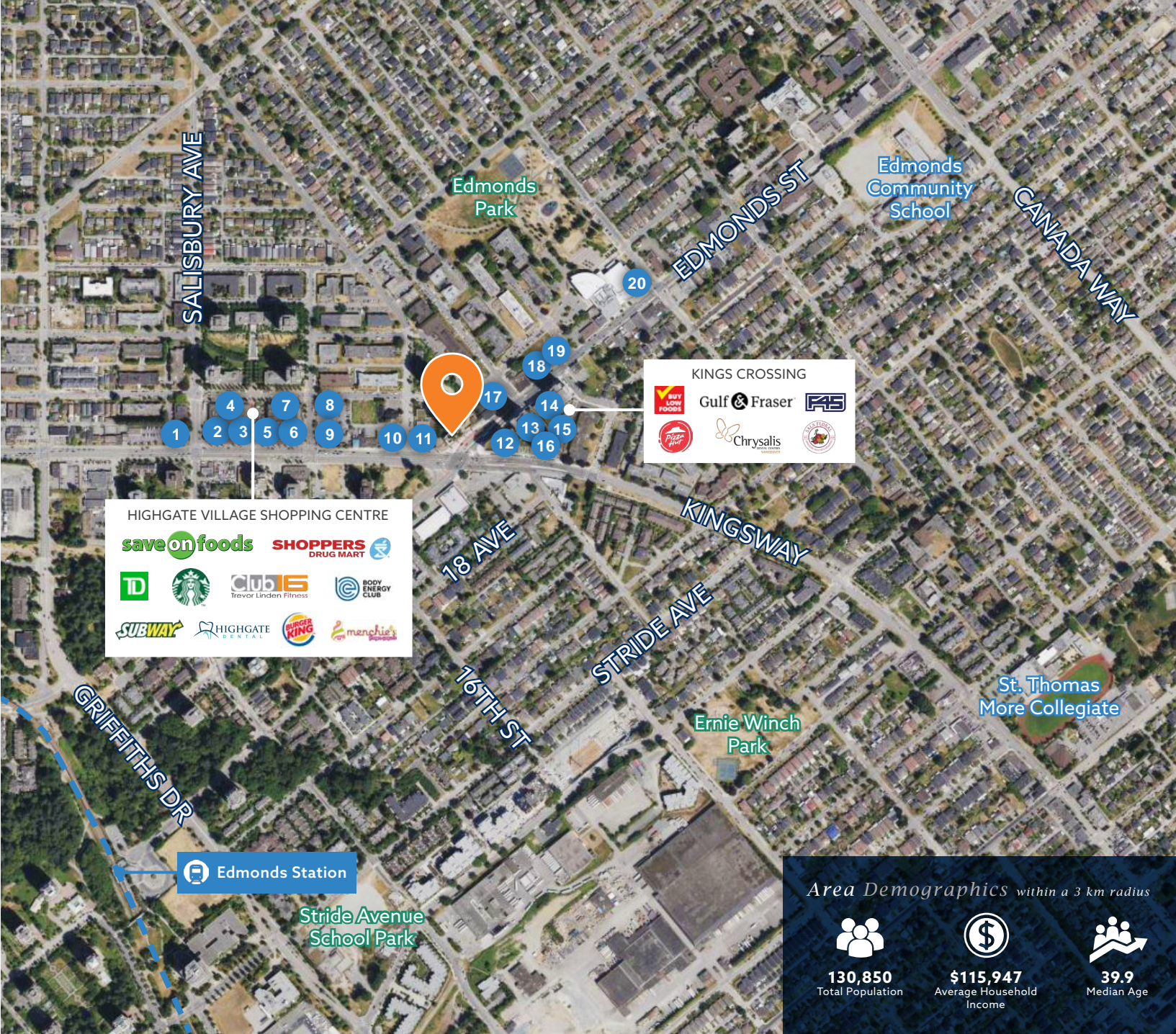
- + High profile corner location with 244 feet of frontage onto Edmonds Street.
- + Exceptional exposure onto Edmonds Street and Kingsway - a major thoroughfare in the city of Burnaby providing direct access to the neighbouring cities of Vancouver and New Westminster.
- + The Property is ideally located in a densely populated neighbourhood near many schools, parks, restaurants, services, and community amenities.
- + Situated near the Edmonds SkyTrain Station (1 km), providing convenient rapid transit connectivity throughout Metro Vancouver.
- + 100% leased to a mix of retail, office, and medical tenants.
- + Excellent access to public transit, with major bus routes operating along Kingsway and the nearby Edmonds SkyTrain Station.

Floor Plan

First Floor



Second Floor



Area Demographics within a 3 km radius

130,850 Total Population	\$115,947 Average Household Income	39.9 Median Age

Area Tenants

1. Bank of Montreal	6. Shoppers Drug Mart	11. Burnaby Public Library	16. Buy-Low Foods
2. TD	7. Club 16 Trevor Linden Fitness	12. Gulf & Fraser	17. Chicko Chicken
3. Subway	8. Me-n-Ed's Pizza Parlor	13. Rise & Be Wellness	18. Tommy's Market
4. Save-On-Foods	9. McDonald's	14. Pizza Hut	19. Odyssey Nails
5. BC Liquor Store	10. RBC Royal Bank	15. F45	20. Edmonds Community Centre

Property Photos



Contact Information

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