

4356 HASTINGS ST
BURNABY, BC



HIGH PROFILE RETAIL PREMISES
IN THE CENTRO

FOR LEASE



* Artists Rendering Only

NORTH BURNABY'S PREMIER RETAIL ADDRESS



CENTRO
BURNABY HEIGHTS

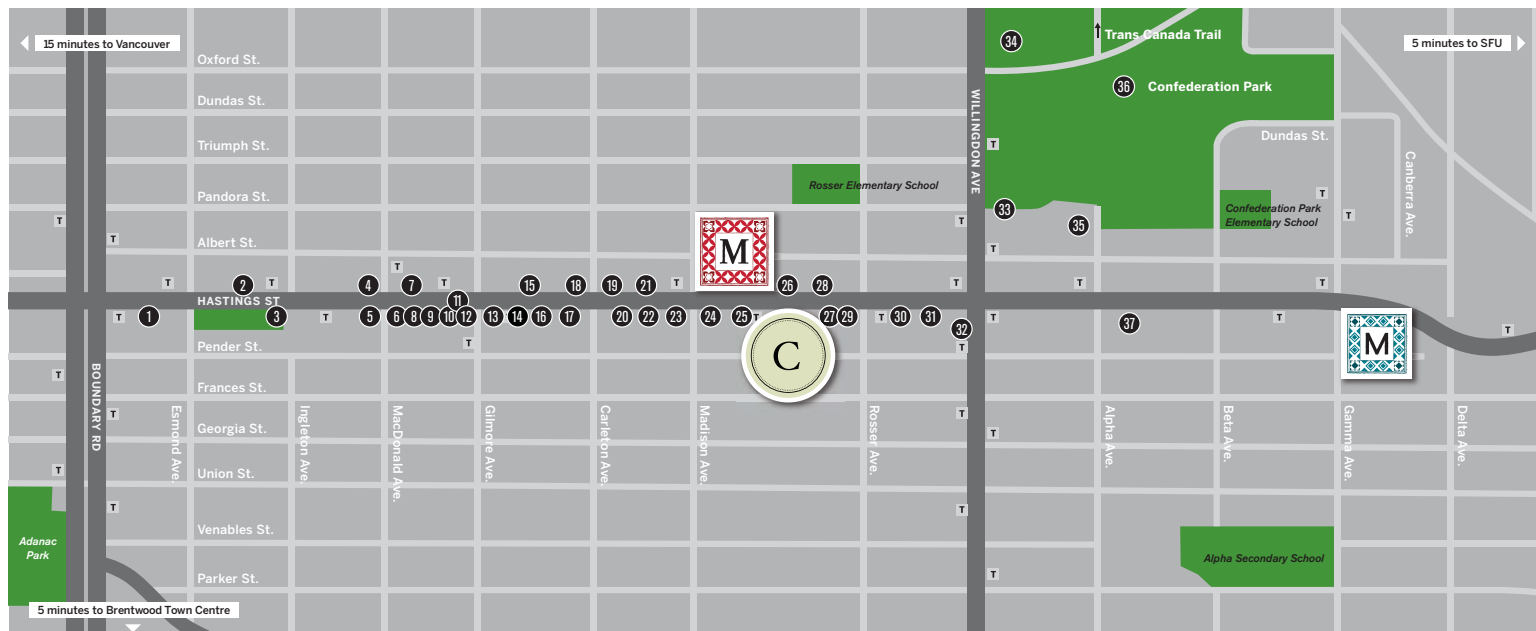
1,218 - 5,531 SF

ALASTAIR FERGUSON
ASSOCIATE VICE PRESIDENT
604.640.5825
alastair.ferguson@ca.cushwake.com



4356 HASTINGS STREET, BURNABY, BC

North Burnaby's Premier Retail Address



LOCATION

The subject premises are well located on the south side of Hastings Street between Rosser and Madison Avenue. Situated on one of downtown Burnaby's main east to west arterial routes, exceptional exposure to vehicle, bicycle and pedestrian traffic provides long term benefits for retail, restaurant, and service uses.

OPPORTUNITY

The premises at 4356 Hastings Street offers restaurant, retail and service orientated tenants an opportunity to secure a prime location in arguably one of North Burnaby's most desirable blocks. Virtually all of the major banks are located nearby as evidence to the core quality of the location. The development will also be situated within 1 block of Safeway which is Hastings Street's only full size grocery store.

PREMISES

EPTA Properties will be developing this highly desirable property and building a new facility for the Royal Canadian Legion, residential and ground floor retail premises. The retail premises will have the potential to lease as one block of space to a single tenant (5,612 sf) or may be demised in to as many as 4 units from 1,184 sf and up. For all intents and purposes these will be two level premises without the second floor which will provide extremely volumous space with 20' ceiling heights for tenants seeking a most unique environment for their business to operate in.

MAP LEGEND

FOOD & DRINK

- 1 Baci Restaurant
- 2 El Mariachi Mexican Restaurant
- 6 Chez MeMe Baguette Bistro
- 11 Oui Paris Café Couture
- 12 Glenburn Soda
- 14 The Pear Tree
- 15 Old Admiral Pub & Grill
- 22 Anton's Pasta Bar
- 28 Caffé Artigiano
- 37 Romana Restaurant

SHOPPING

- 8 Regent Fish Market
- 9 Robertson Home Hardware
- 10 Valley Bakery
- 17 Cioffi's Meat Market & Deli
- 20 Fortuna Bakery
- 21 Coggs Vintage Antiques
- 25 Rocky's Meats
- 30 Safeway
- 32 BC Liquor Store

SERVICES

- 4 Heart Centre Yoga
- 7 Scotiabank
- 13 Shopper's Drug Mart
- 23 TD Canada Trust
- 24 Vancity
- 26 Alfredo Barber Shop
- 29 RBC Royal Bank
- 31 Bank of Montreal

COMMUNITY

- 3 Community Garden
- 5 Fountain Square
- 16 Swinging Girl Sign
- 18 Community Police Office
- 19 Fire Department
- 27 Royal Canadian Legion
- 33 Eileen Dailly Rec Centre
- 34 Miniature Railway
- 35 McGill Library
- 36 Confederation Park



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BASE RENT

\$38.00 psf

OPERATING COSTS

\$13.00 psf (2014 est)

AREA

1,218 sf - 5,531 sf

TENANT IMPROVEMENT ALLOWANCE

\$10.00 psf

DESCRIPTION OF PREMISES

- Mixed use development
- 20' ceiling height
- High profile location
- Close to transit stops

PARKING

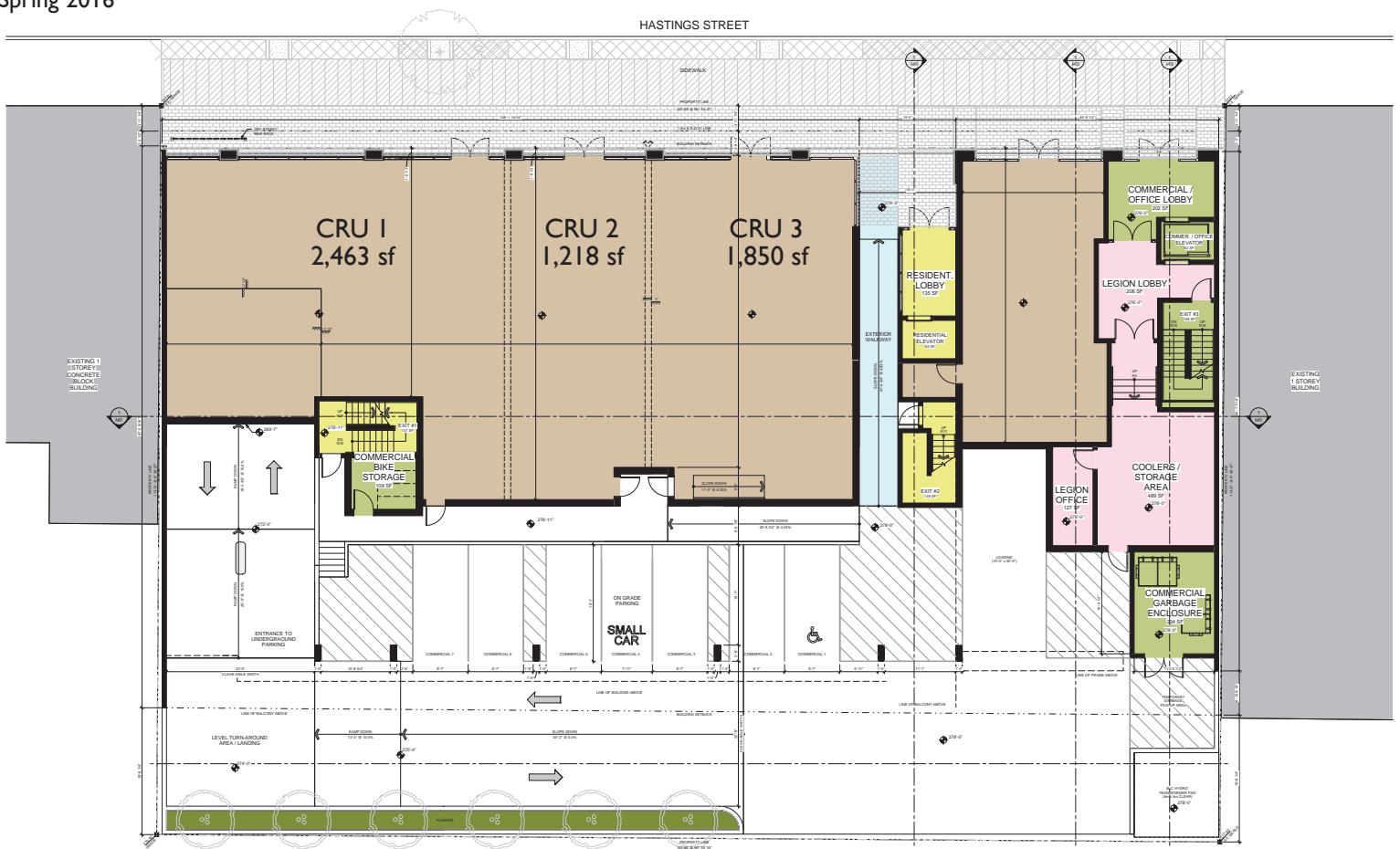
7 stalls at the rear, 15 stalls underground and ample street parking.

LOADING

Convenient loading at the rear of the premises.

AVAILABILITY

Spring 2016



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