

**FOR SUBLICENSE | RETAIL  
1601 BURNWOOD DRIVE  
BURNABY, BC**

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



- ▶ **14,465 SF of Modern Retail Space**
- ▶ **Currently Fixtered as Grocery Store**
- ▶ **Dock Loading, Automated Entry, Full Kitchen**

**Location**

The property is situated within Greystone Village, a neighbourhood retail centre located at the intersection of Greystone Drive and Burnwood Drive in North Burnaby's Montecito area. The surrounding trade area is characterized by a dense residential population supported by strong household incomes. It is conveniently located near Simon Fraser University and in close proximity to the Eagle Creek Recreation Hub and the Burnaby Mountain Golf Course. The area is well served by multiple bus routes and is located near the Sperling-Burnaby Lake SkyTrain Station.

**Sean Ogilvie**

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# FOR SUBLEASE | RETAIL 1601 BURNWOOD DRIVE BURNABY, BC

## Zoning

CD (Comprehensive Development) permitting C2 Commercial Uses

## Features

- Excellent street exposure
- Ample surface parking
- Pylon signage opportunity
- Access/egress at Burnwood Drive and Greystone Drive
- Complementary tenant mix

## Available Area

14,254 SF (demisable)

## Basic Lease Rate

Contact broker

## Taxes & Operating Costs

\$15.46 (2026 estimate)

## Availability

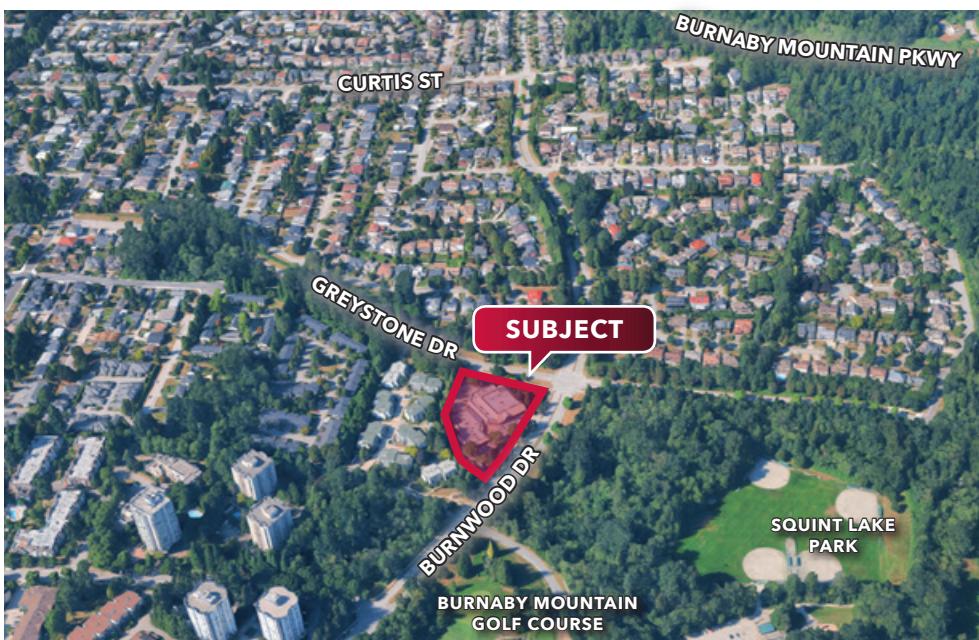
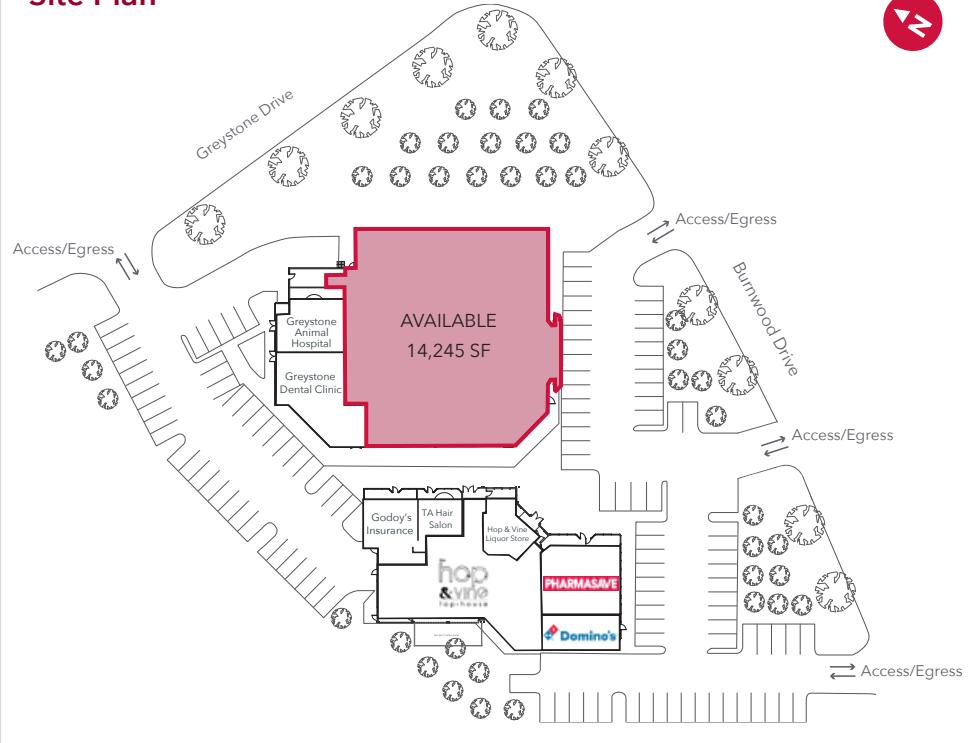
Immediate

## Sublease Term\*

November 2031

\*New head lease or assignment available, subject to Landlord approval.

## Site Plan



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