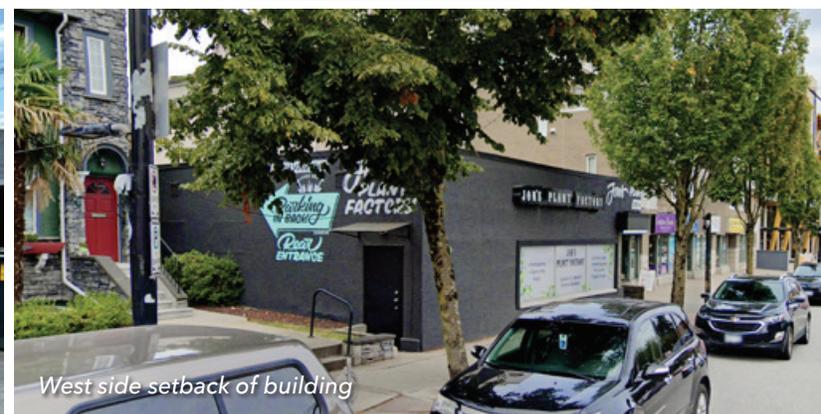


FOR LEASE | RETAIL
3925 HASTINGS STREET
BURNABY, BC



Free rear parking and exclusive loading area



West side setback of building

► Rarely Available Retail Space on Burnaby's "The Heights" High Traffic Blocks

Location

Nestled in this high income, North Burnaby neighborhood, "The Heights" is a thriving retail destination. Daily foot traffic is driven by loyal North Burnaby locals and visitors who line up regularly at iconic artisan favourites like Valley Bakery, Fortuna Bakery, Cioffi's Meats. Renowned restaurants include: Anton's Pasta Bar, Sopra Sotto, Chad Thai and L' Artista who each draw diners from across the Lower Mainland with a trade area from Whistler to Hope. This much sought after retail node benefits from a dense residential population, high household incomes, nearby light industrial and office workers, as well as close proximity to luxury car dealerships like Mercedes and Audi. These traffic drivers, as well as a daytime and evening trade area of over 250,000 people within a 5 km radius, all contribute to the retail success of The Heights.

Andrea Fletcher

D 604.630.3398 C 604.763.2188
andrea.fletcher@lee-associates.com

Chris McIntyre

Personal Real Estate Corporation
D 604.630.3392 C 604.889.0699
chris.mcintyre@lee-associates.com

Zoning

C8A – Tenant to verify allows for their own use

Size

2,000 SF

Asking Rent

Low \$30s PSF in year one with escalations

Additional Rent

\$18.52 PSF 2026 including management fee (only property taxes and building insurance). Tenant pays for all operational expenses including replacement and maintenance of HVAC, plumbing and all building systems.

Lease Term

10 year lease with no demo clause

Base Building

HVAC and 200 amps single-phase power

Branding

Opportunity to rebrand building with professional design guidelines and City approval.



Features

- ▶ 6 free exclusive surface parking stalls at rear, plus 20 City parking stalls across the alley
- ▶ Free 1-hour and 2-hour streetfront parking with exclusive rear loading
- ▶ Air conditioning and 200 amp, single-phase power
- ▶ High exposure “double-wide” 43 foot storefront to rebrand
- ▶ Exponential annual traffic boost from Hastings Racetrack and PNE every summer and Hallowe’en month
- ▶ Major music scene at Admirals Pub every weekend with live bands attracting fans from Fraser Valley to North Shore
- ▶ Simon Fraser University Students daily travel route to and from Kootenay Loop Regional Transit Hub

Demographics	1 km	3 km	5 km	10 min drive
Population	19,079	101,725	255,936	249,115
Daytime Population	14,530	112,118	258,353	254,057
Median Age	41.1	37.7	38.4	38.5
Avg. Household Income	\$146,599	\$133,733	\$137,236	\$136,677

Source: Environics Analytics 2025 Estimate

