

FOR SUBLEASE | BUILT-OUT QUICK SERVICE RESTAURANT 1920 WILLINGDON AVENUE @ THE AMAZING BRENTWOOD BURNABY, BC



Storefront corner on Willingdon Ave



Kitchen and order counter



Amazing Brentwood Community Event Plaza



Restaurant interior seating

Property Description

Need a new fully fixtured restaurant location in the much sought-after, booming Brentwood retail node? The intersection of Lougheed Highway and Willingdon Avenue enjoys some of the highest residential density in Metro Vancouver with its own SkyTrain station on site. Is it time to test your brand on the high traffic Willingdon Avenue streetfront at the Amazing Brentwood's main stage? This prominent, maximum exposure, branding opportunity at the premier entrance to the 28-acre Amazing Brentwood Shopping Centre boasts an on-site total of 6,000 homes in 11 towers (existing and planned) within one of BC's largest master-planned, mixed-use communities. The density continues to soar along the Lougheed Highway corridor, where from Beta Avenue to the east, along to Gilmore Avenue at the west, two of Burnaby's largest town centres (Brentwood & Gilmore) now mesh into one mega six-block long town centre. Looks like the City of Burnaby planners' wish came true as there are now families who can live, work, and play without leaving the area. Throughout this Brentwood retail hub, more new towers continue to climb skyward across Lougheed Highway at Solo District and eastward along Lougheed, at Concord's new Brentwood Hillside Oasis. Running to the north parallel along Halifax Street huge new towers at Gilmore and south down both sides of Willingdon towards Highway 1 where Anthem's new South Yards planned community is under construction. Directly across Willingdon to the west of Basil Box, Bosa is designing the new Brentwood West project that will sit next to Bosa's long-established high traffic Madison shopping and office complex.

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Features

- ▶ Full commercial kitchen with 12-foot commercial hood
- ▶ Fully fixtured restaurant
- ▶ Separate men's and ladies washrooms
- ▶ Over 30-foot ceilings
- ▶ Built-in cooler (16' 5" x 4' 9")

Available Space

1,961 SF leasable

Net Rent

\$105.00 PSF per annum

Operating Costs & Property Taxes

\$27.97 PSF (2024 estimate)

Term

Approximately 6.5 years, expiring July 31, 2030

Traffic Counts

Along Lougheed Highway: 50,000 VPD

Along Willingdon Avenue: 26,000 VPD

Source: City of Burnaby Traffic Department, June 2012

| Demographics | 0.5 km | 1 km | 3 km | 10 min |
|---|-----------|-----------|-----------|-----------|
| Population | 5,738 | 18,870 | 100,852 | 232,057 |
| Median Age | 39.6 | 38.1 | 40.9 | 40.6 |
| Average HH Income | \$111,298 | \$112,479 | \$118,385 | \$112,434 |
| Total Daytime Population | 8,293 | 22,109 | 123,796 | 242,229 |
| Food Purchased From Restaurants per HH/Year | \$5,815 | \$5,836 | \$5,569 | \$5,470 |

Source: Enviroics Analytics 2022 Estimate



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