



FOR LEASE | HIGH EXPOSURE RETAIL OPPORTUNITY IN
BURNABY HEIGHTS

406 WILLINGDON AVE

BURNABY, BC



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OPPORTUNITY

Located in the heart of Burnaby Heights, this prominent streetfront retail unit is positioned on the southeast corner of Hastings Street and Willingdon Avenue – two of Burnaby's major arterial routes. Highlights include:

- ✦ Excellent connectivity with direct access to Downtown Vancouver, Brentwood Town Centre, Highway 1, BCIT, and Metrotown and well serviced by public transit
- ✦ A rapidly growing neighbourhood with significant residential development driving increased demand for retail services
- ✦ Strong foot traffic supported by a complementary mix of established retailers, including Safeway, BMO, and BC Liquor Store
- ✦ Exceptional signage exposure along both Hastings Street and Willingdon Avenue
- ✦ A well-established residential community with strong household income levels



DETAILS

✚ Size: 3,060 SF

✚ Power Supply: 200 Amps

✚ Base Rent: Contact Listing Agents

✚ Parking: Street & Surface Parking Lot Nearby

✚ Additional Rent: \$18.20 PSF (2025 estimate)

✚ Ceiling Height: 11' 5"

✚ Zoning: C4-A (Service Commercial District)

✚ Available: Immediately

AREA TENANTS



BC LIQUOR STORES



DOLLAR TREE



DEMOGRAPHICS

	3 MIN	5 MIN	10MIN
2024 Population	24,187	68,727	192,122
2029 Populations Projections	26,638	79,039	209,417
2024 Daytime Population	19,178	56,808	198,679
2024 Average HH Income	\$129,601	\$124,387	\$125,409

CONTACT

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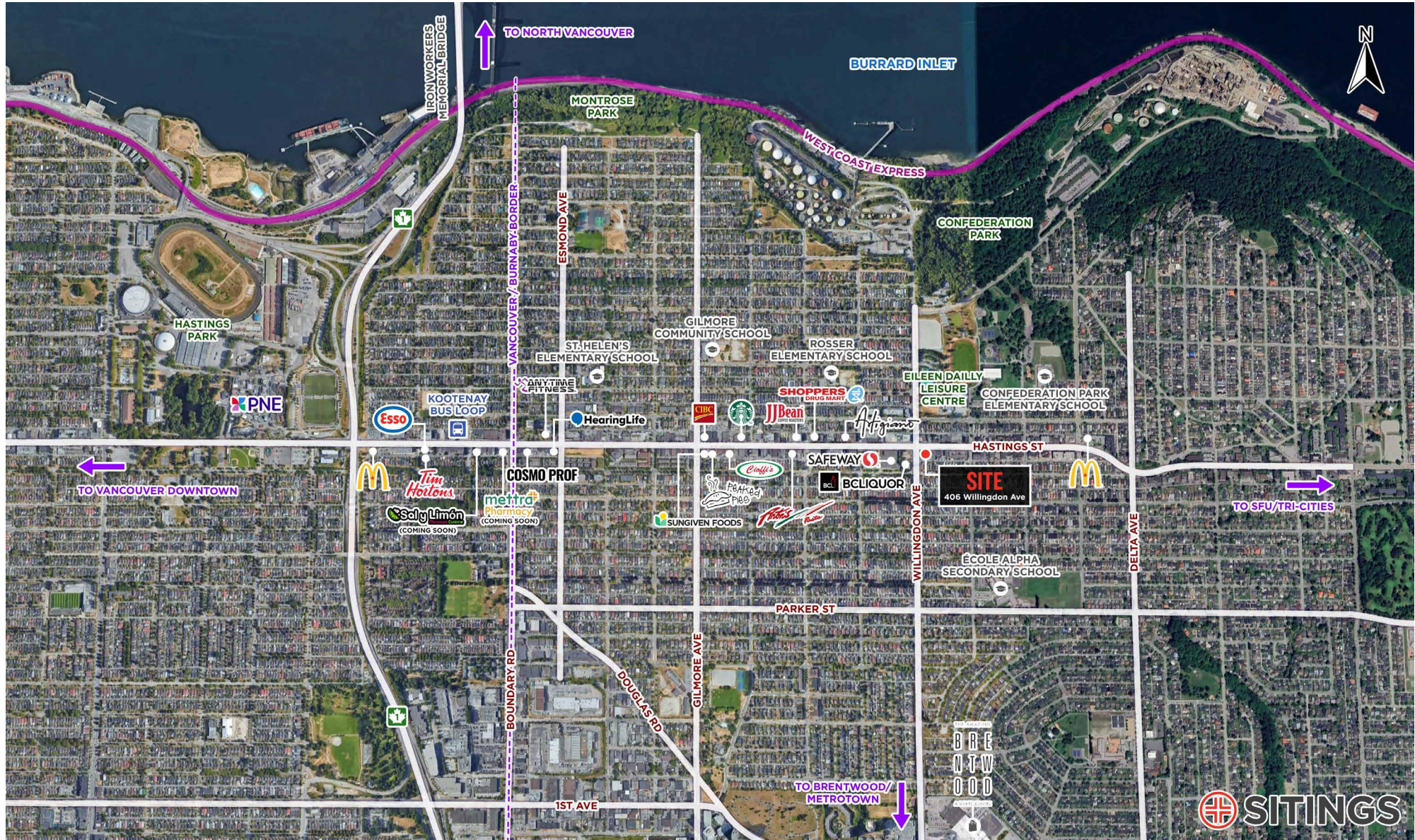
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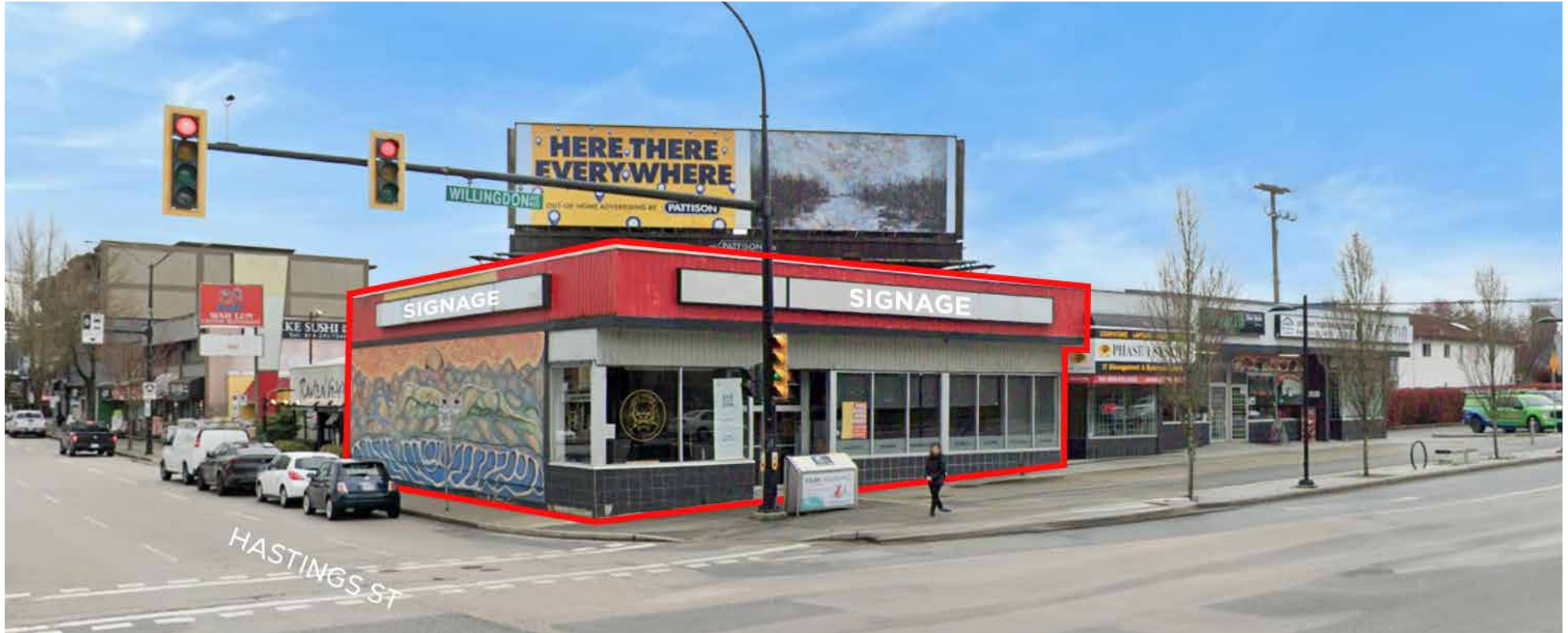
SITE PLAN



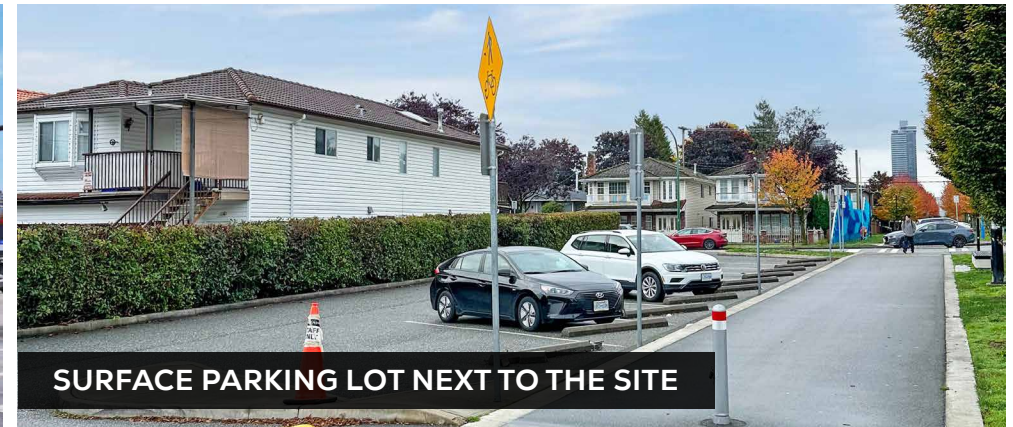
AERIAL



PHOTOS



WILLINGDON & HASTINGS INTERSECTION



SURFACE PARKING LOT NEXT TO THE SITE