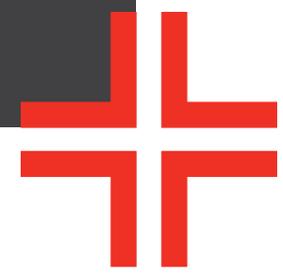


FOR LEASE | UNIT 104
SOLO DISTRICT

LOUGHEED HIGHWAY AT WILLINGDON AVENUE
4402 SKYLINE DRIVE, BURNABY, BC

SHELDON SCOTT
Personal Real Estate Corporation
604.788.1225
sheldon@sitings.ca

KAYLA MORROW
Senior Associate
604.416.5584
kayla@sitings.ca



SITINGS REALTY LTD.
SITINGS.CA / 604.684.6767
1595 – 650 West Georgia Street, Vancouver, BC V6B 4N8

SOLO DISTRICT

SOLO DISTRICT
Burnaby, BC

Solo District is an offering by Appia Development who is renowned for delivering high-quality projects across Metro Vancouver. This project offers an intimate opportunity to secure high-profile retail space within a premier mixed-use community in the heart of Brentwood.

Highlights Include:

- Over 95,000 square feet anchored of high traffic necessity based shopping centre shops
- Anchored by Whole Foods, a Signature BC Liquor Store and Shoppers Drug Mart
- 4 high density towers with over 1,400 residential units, on-site
- Over 230,000 square feet of office space. Existing tenants include: Yellow Pages, Capcom, CMW Insurance and Regus.
- Phase 1, 2 and 3 are complete. Phase 4 is currently under construction



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 **SITINGS**

 **XTEAM**
RETAIL ADVISORS

SITINGS.CA
604.684.6767 **2**

DETAILS

✦ Size: Unit 104: Up to 7,272 SF

Note: The rentable area is estimated and currently includes a 10% gross up for common area

✦ Available: Immediately

✦ Parking: Ample parking on-site, both surface and subsurface parking areas

✦ Ceiling Height: 18'7" from floor to underside of ceiling, with varying "drops" throughout

✦ Zoning: Comprehensive Development (CD) permitting C3 Commercial Uses

✦ Base Rent: Please Contact Listing Agent

✦ Additional Rent: Approx. \$36.57 PSF (est. for 2026)

PROJECT TENANTS



BC LIQUORSTORES



DEMOGRAPHICS

RADIUS	5 KM	7 KM	12 KM
2025 Population	228,713	411,567	1,202,899
2030 Populations Projections	237,171	427,736	1,255,085
2025 Daytime Population	236,045	404,827	1,271,129
2025 Average HH Income	\$129,138	\$128,212	\$135,843

CONTACT

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SITE PLAN | PHASES 1-4

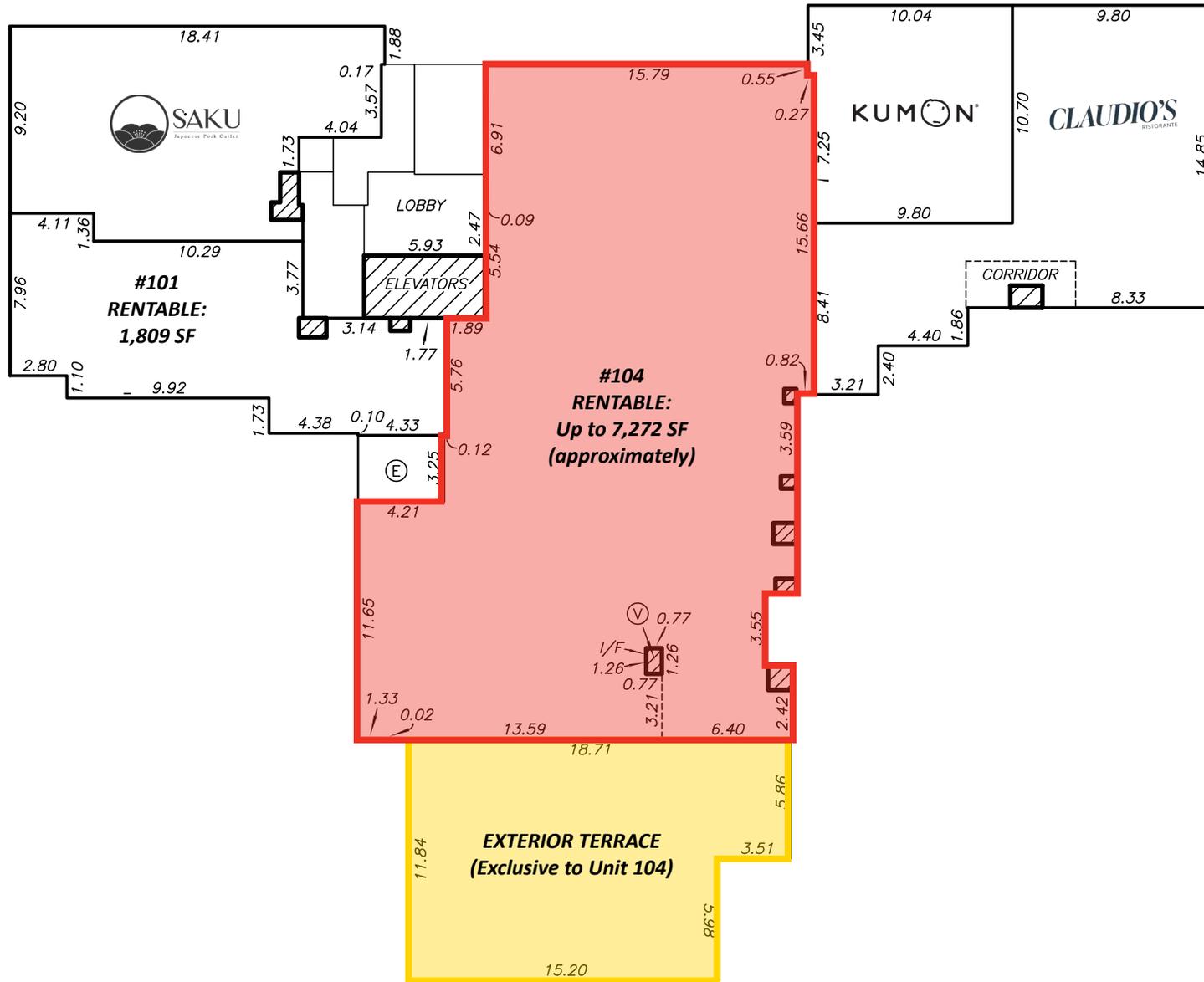


* Unit is currently being surveyed. Rentable area is currently estimated.

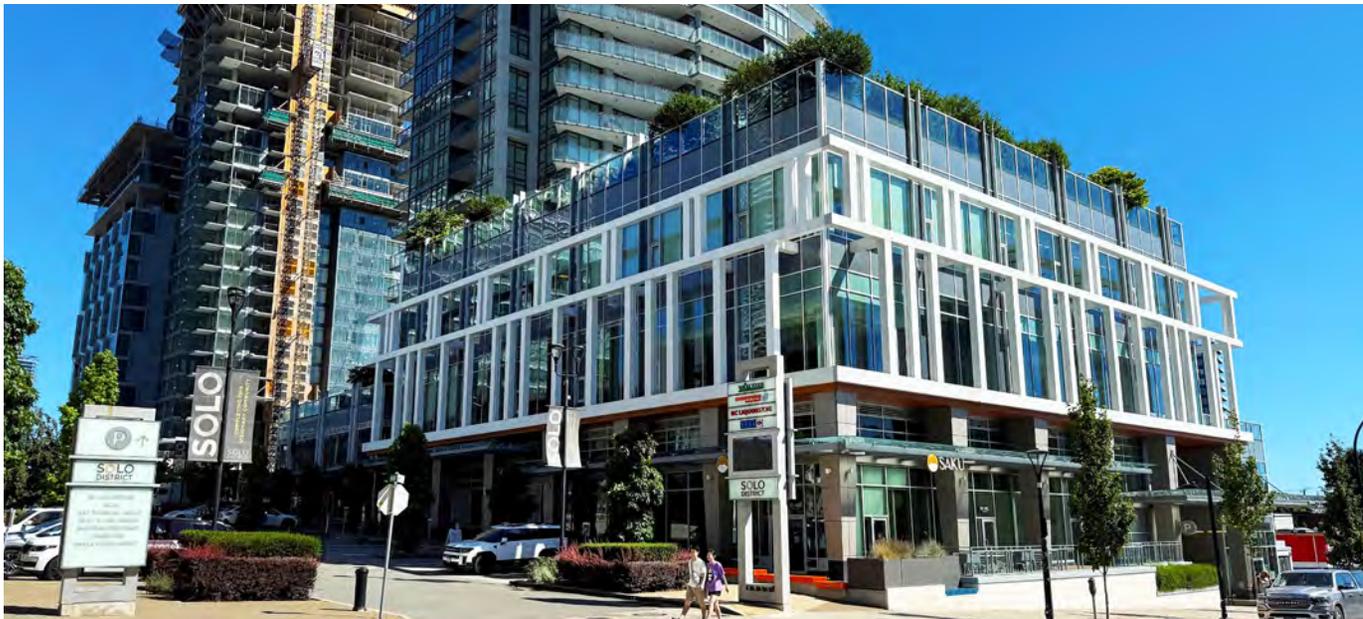
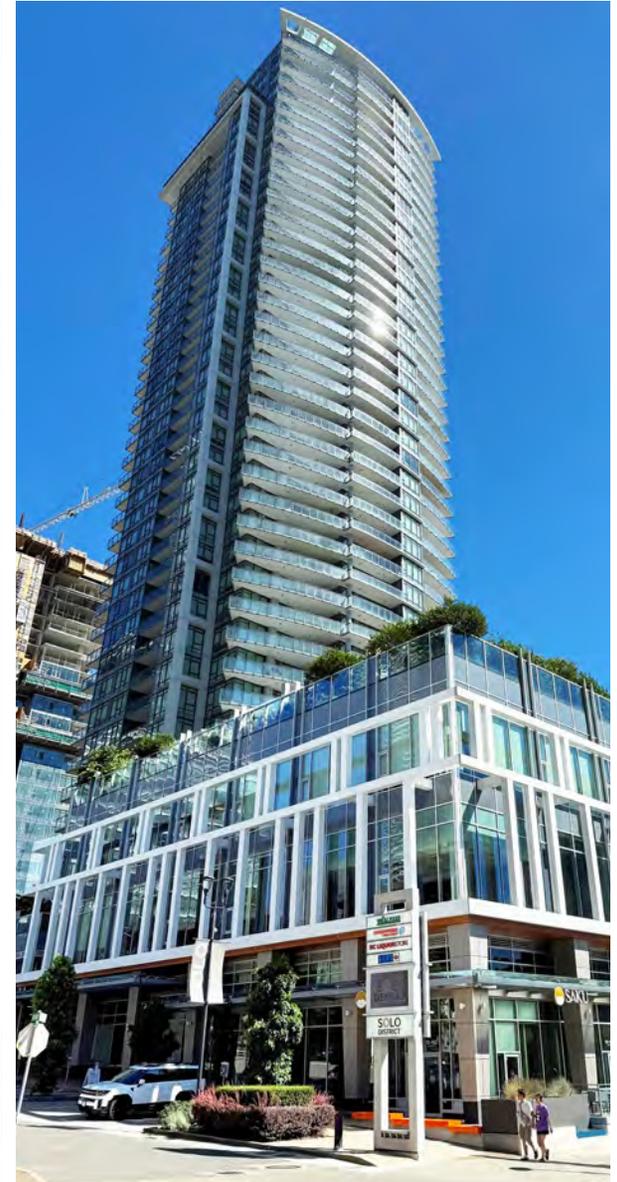
**Phase 4 is under construction and completion is slated for 2027.

SITE PLAN | PHASE 3

SKYLINE DRIVE



PHOTOS - EXTERIOR



LOCATION

SOLO DISTRICT
Burnaby, BC



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