

# FOR SALE

4052 HASTINGS STREET, BURNABY, BC

FREEHOLD INVESTMENT OPPORTUNITY  
IN THE HEART OF BURNABY HEIGHTS



Boe Iravani  
(604) 675-5270  
Boe.Iravani@MarcusMillichap.com  
Personal Real Estate Corporation

James Blair  
(604) 675-5268  
James.Blair@MarcusMillichap.com  
Personal Real Estate Corporation

Patrick McEvay  
(604) 675-5267  
Patrick.McEvay@MarcusMillichap.com  
Personal Real Estate Corporation

Marcus & Millichap

# FOR SALE

4052 HASTINGS STREET, BURNABY, BC

## OPPORTUNITY

Opportunity to acquire fully leased, street-front retail in the heart of Burnaby Heights – a trendy, vibrant neighborhood, surrounded by an abundance of shops and services. The space is fully leased to BlooBBY Restaurant and Hookah Lounge providing immediate returns on the investment. The space is comprised of 2 full floors consisting of 1,680 SF on each floor with upgrades made in 2018. The main floor contains a commercial kitchen, HVAC and upgraded front windows. With 25 feet of frontage along Hastings Street, the space is well positioned for exceptional exposure and signage opportunities. Located on one of Burnaby’s key transit corridors, the space is visible to over 40,000 vehicles per day while also benefitting from strong daily foot traffic. It boasts exceptional connectivity being directly on transit on the new B-line express that accesses Burrard Station and goes directly to the SFU campus.

## SALIENT DETAILS

<b>Municipal Address:</b>	4052 Hastings Street, Burnaby, BC V5C 2H9
<b>Parcel Identifier:</b>	012-036-811
<b>Legal Description:</b>	EAST HALF LOT 5 EXCEPT: NORTH 20 FEET (PLAN WITH BYLAW FILED 29018), BLOCK 12 DISTRICT LOT 116 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 1236
<b>Zoning:</b>	C8, Urban Village Commercial District (Hastings)
<b>Building Size:</b>	Main Floor: 1,680 SF Basement: 1,680 SF
<b>Lot Size:</b>	2,550 SF (25'x102')
<b>Parking:</b>	3 surface stalls behind the building
<b>Lease Term Expiry:</b>	July 31, 2023
<b>Net Operating Income:</b>	Contact Listing Agents
<b>Asking Price:</b>	\$1,800,000

## INVESTMENT HIGHLIGHTS



Freehold building in the heart of Burnaby Heights



Fully leased to BlooBBY Restaurant and Lounge



Upgrades made to the building in 2018



Main floor includes a commercial kitchen, HVAC and upgraded front windows. Lower floor renovated to be used for storage.



Preferable zoning (C8) which provides for a wide range of commercial and retail establishments with medium density multiple family dwellings (Up to 3 FAR) located above the business premises



Prominent exposure along one of Burnaby’s key transit corridors (40,000 vehicles per day)



A strong sense of community and history, beautiful views, parks and trails, recreational amenities, and a thriving business district all within walking distance



Convenient location with quick access to many amenities nearby with significant traffic at all times, daytime and evening, both weekdays and weekends



Directly on transit and on the new B-Line express bus that accesses Burrard Station and goes directly to the SFU Campus

# FOR SALE

4052 HASTINGS STREET, BURNABY, BC



## LOCATION OVERVIEW

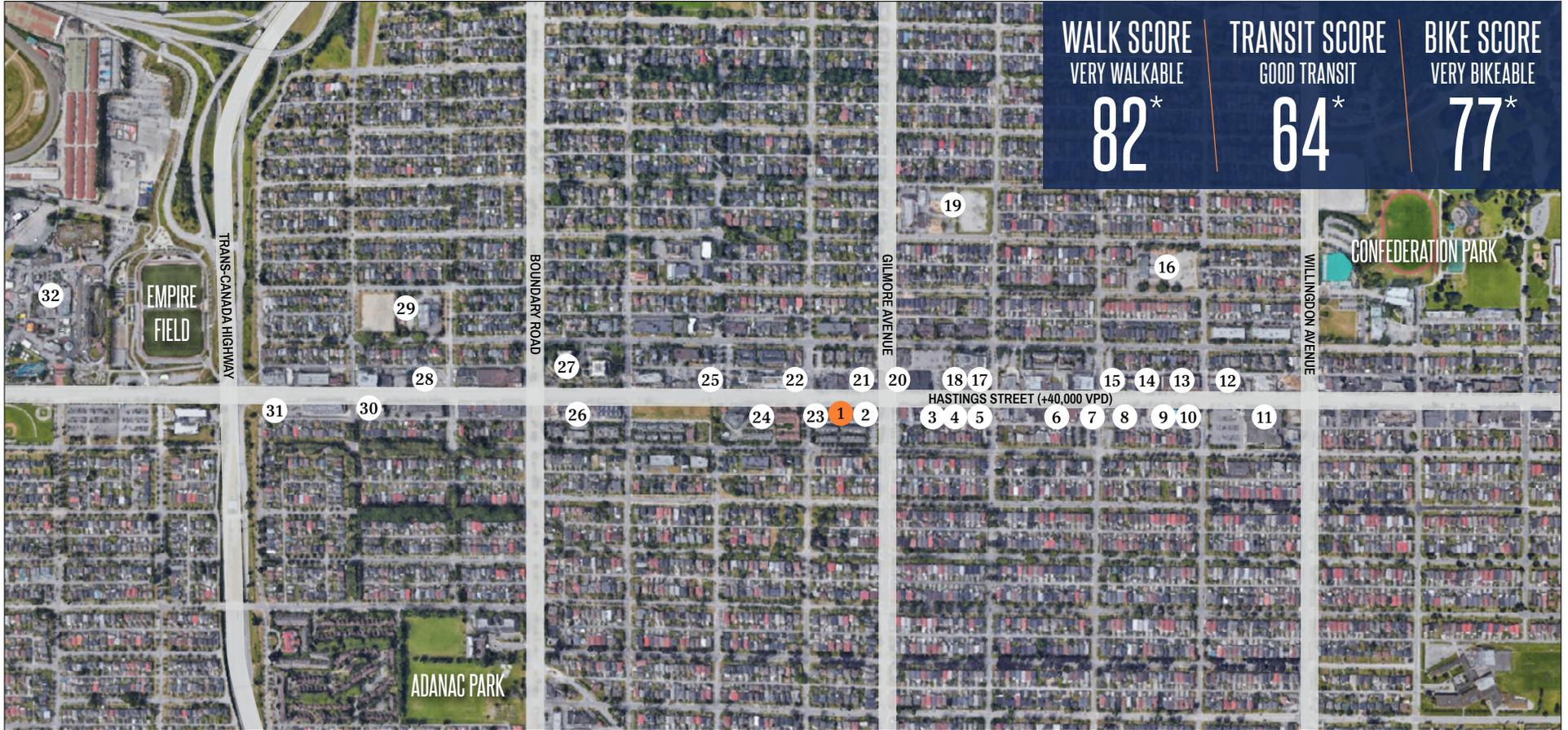
The property is located on the commercial strip of Hastings Burnaby, also known as “The Heights”, a diverse and vibrant neighbourhood with a strong sense of community. The Heights offers an abundance of international restaurants, retail stores and parks. It is also home to a number of annual events such as “Halloween on the Heights”, “Lunar New Year”, and many more which attract locals and visitors to the area on multiple occasions throughout the year, providing further opportunities to capture new exposure all year round. The immediate area is anchored by key tenants including Cioffi’s Meat Market and Deli, Starbucks, Regent Fish Market, CIBC as well as community services, parking lots and residential buildings. Burnaby Heights is an established community as well as a continuously growing neighbourhood with a large number of mixed use residential developments underway contributing to strong population growth. The immediate area is forecasted to grow in population by 6.2% between 2020-2025 thus providing a dense market catchment for retailers.



# FOR SALE

4052 HASTINGS STREET, BURNABY, BC

## SURROUNDING AMENITIES



2020 Demographic Snapshot	1 KM	3 KM	10 Min Drive
Population Estimate	17,587	85,036	197,492
% Pop. Change (2020-2025)	4.5%	6.2%	5.5%
Median Age	41.9	40.6	40.7
Households	6,809	32,890	76,403
Average Household Income	\$109,685	\$104,777	\$103,611

**WALK SCORE**  
 VERY WALKABLE  
**82\***

**TRANSIT SCORE**  
 GOOD TRANSIT  
**64\***

**BIKE SCORE**  
 VERY BIKEABLE  
**77\***

- |                                |                           |                                |                                  |                                       |   |
|--------------------------------|---------------------------|--------------------------------|----------------------------------|---------------------------------------|---|
| 1. Subject Property            | 7. TD Canada Trust        | 13. Cornerstone Medical Clinic | 19. Gilmore Community School     | 24. Dyer Fitness                      | 29. Sir John Franklin Elementary School |
| 2. Dollar Tree                 | 8. Vancity                | 14. Caffe Artigiano            | 20. CIBC                         | 25. L'Artista Italian Restaurant      | 30. Tim Hortons                         |
| 3. Cioffi's Meat Market & Deli | 9. Triple A Fresh Produce | 15. Shoppers Drug Mart         | 21. Sfinaki Greek Taverna        | 26. Baci Ristorante                   | 31. McDonald's                          |
| 4. Thai Cafe Restaurant        | 10. RBC                   | 16. Rosser Elementary School   | 22. Hastings Veterinary Hospital | 27. Anytime Fitness, La Fontana Caffe | 32. PNE                                 |
| 5. The Gray Olive Restaurant   | 11. Safeway               | 17. Starbucks                  | 23. Chad Thai                    | 28. Kootenay Bus Loop                 |   |
| 6. Anton's Pasta Bar           | 12. Blueshore Financial   | 18. Dominos                    |                                  |                                       |   |

\*For more information on scores and methodology visit <https://www.walkscore.com/methodology>

# Marcus & Millichap

---

Boe Iravani  
(604) 675-5270  
Boe.Iravani@MarcusMillichap.com  
Personal Real Estate Corporation

James Blair  
(604) 675-5268  
James.Blair@MarcusMillichap.com  
Personal Real Estate Corporation

Patrick McEvay  
(604) 675-5267  
Patrick.McEvay@MarcusMillichap.com  
Personal Real Estate Corporation

Marcus & Millichap  
1280-333 Seymour Street  
Vancouver, BC V6B 5A6

T (604) 638-2121  
F (604) 638-2122

[MarcusMillichap.ca](http://MarcusMillichap.ca)

## SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

---

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. Used under license by Marcus & Millichap Real Estate Investment Services Canada Inc. © 2019 Marcus & Millichap. All rights reserved.