FOR LEASE | RETAIL
3995 HASTINGS STREET
BURNABY, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

READY FOR MOVE-IN MARCH 1ST

BEST DEAL IN BURNABY HEIGHTS!

▸ **2,093 SF Retail Premises**
▸ **Former Vet Clinic Offering Many Private Rooms With Plumbing**

Location
The subject property is located on the north side of Hastings Street, at the northwest corner of Hastings Street and MacDonald Avenue.

The Opportunity
To lease high exposure retail premises in the heart of the Burnaby Heights retail district, formerly occupied by a "vet clinic".

Highlights
▸ Quality improvements throughout
▸ Street parking
▸ On-site parking
▸ City of Burnaby free two-hour lot located a few short steps away
▸ Great vehicular and pedestrian traffic along Hastings Street

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PROUDLY CELEBRATING
50
YEARS IN BUSINESS

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Zoning

C8a - the intent of this zone allows for a wide range of commercial and retail establishments

Features

▶ Many improvements
▶ Located on "going to work" side of street
▶ Bus stop nearby
▶ Air conditioned
▶ One washroom

Traffic Counts (24 Hour Period – Weekdays)

40,000 vehicles per day along Hastings Street

Source: Kalibrate

WALK SCORE
89

BIKE SCORE
64

TRANSIT SCORE
66

Area (Approx.)

Main Floor Area - 2,093 SF

Lease Rate

$19.00 PSF

Taxes & Operating Costs (2020 Estimate)

$18.77 PSF plus $150 per month for two prominent spots on the pylon sign.
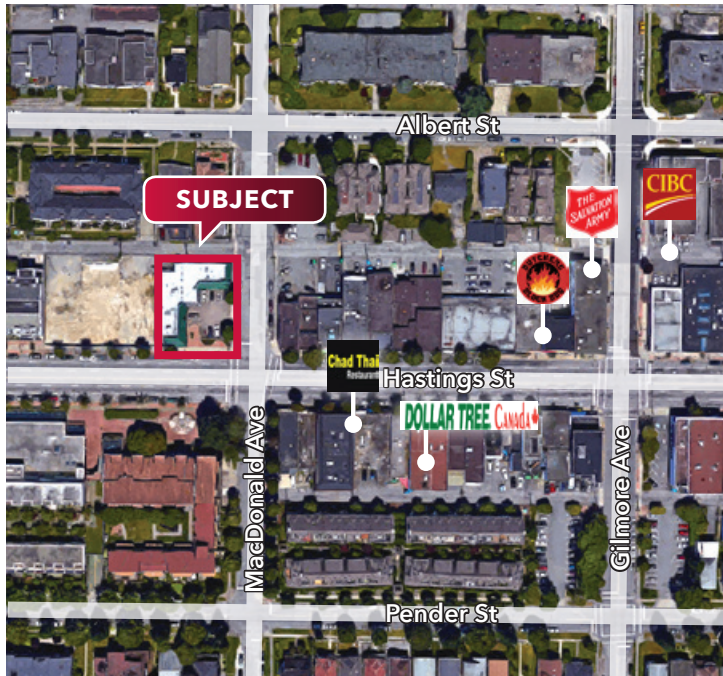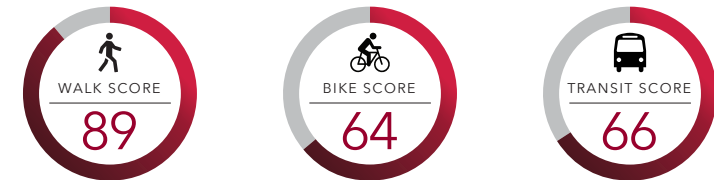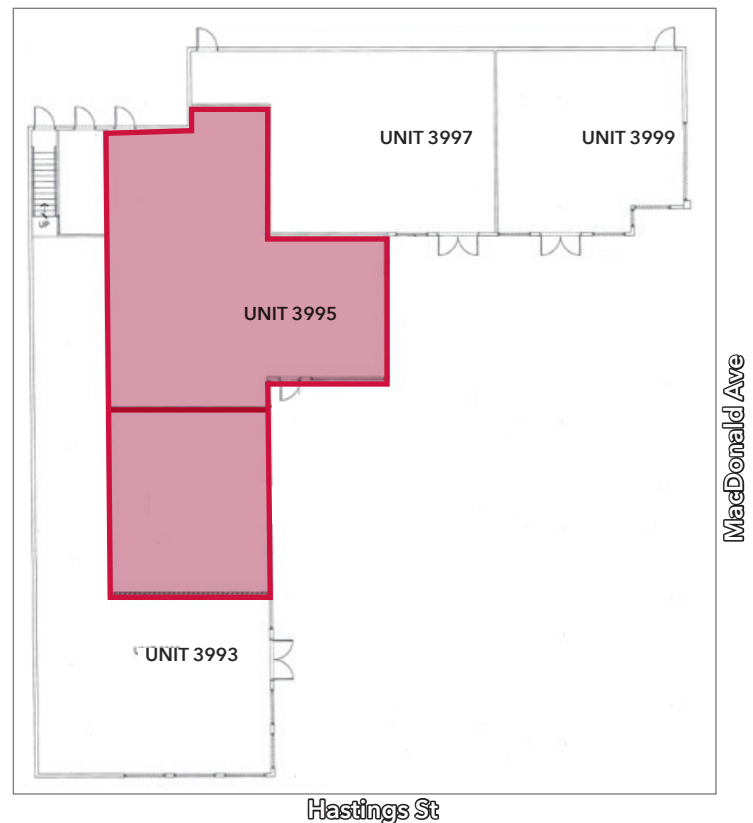
Parking

Street and on-site parking. City of Burnaby free two-hour lot located a few short steps away.

Availability

Contact Broker (sublease until Feb 1, 2023)

Floor Plan

UNIT 3997   UNIT 3999

UNIT 3995

MacDonald Ave

UNIT 3993

Hastings St

Albert St
SUBJECT
CIBC
THE SALVATION ARMY
Chad Thai Restaurant
Hastings St
DOLLAR TREE CANADA
MacDonald Ave
Gilmore Ave
Pender St

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