

FOR LEASE

3700 HASTINGS STREET

Burnaby, BC



OPPORTUNITY TO LEASE

2,660 SF RETAIL SPACE

- ONE UNIT REMAINING
- CENTRALLY LOCATED TO SERVICE MULTIPLE MARKETS
- PROMINENT SIGNAGE AVAILABLE
- ON-SITE PARKING



Kyle Wilson

Associate Vice President
Commercial Sales & Leasing
604 608 5941
kyle.wilson@cushwake.com

Craig Haziza*

CAH Realty Inc.
Vice President, Retail Services
604 640 5891
craig.haziza@cushwake.com

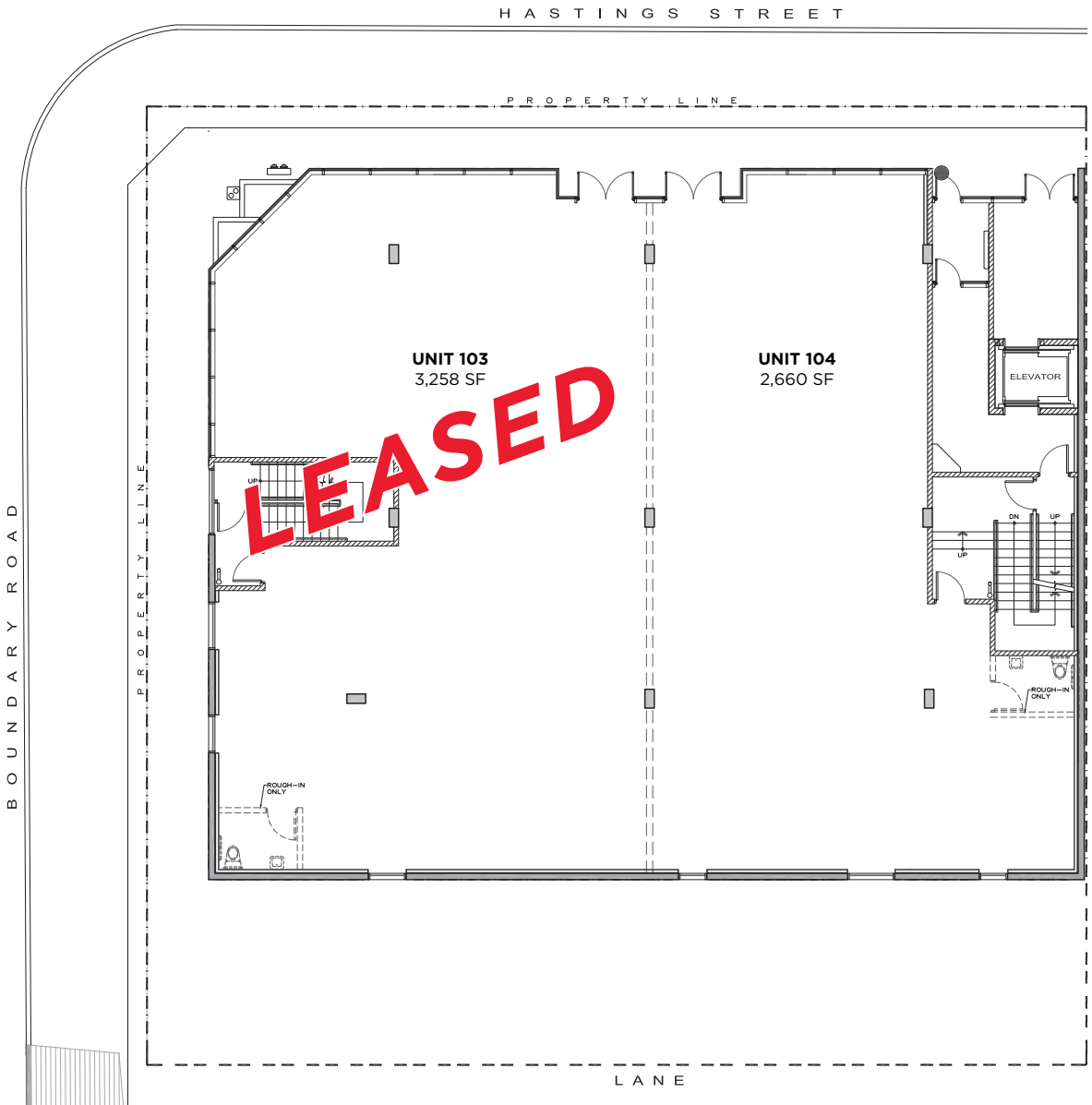


LOCATION

3700 Hastings is located on the South east corner of Hastings Street and Boundary Road in Burnaby, at the entrance to North Burnaby's "The Heights" neighbourhood. This immediate area has undergone many positive changes in recent years with a number of new mixed use buildings recently completed and in the planning stages.

The Translink bus loop (Kootney Bus Loop) is located approximately 1 block away.

41,614 VEHICLES PER DAY ON HASTINGS STREET & BOUNDARY ROAD



AVAILABLE AREA
Unit 103 3,258 sf
Unit 104 2,660 sf
Units can be combined to create one 5,918 sf unit.

AVAILABILITY
Q1 2020
(estimated completion)

LEASE RATE
\$35.00 psf, net

ADDITIONAL RENT
\$14.00 psf (2019 estimate)

PARKING
13 underground parking stalls dedicated for commercial units.

DEMOGRAPHICS



54,787	Daytime Working Population (2018)		
5.3%	Projected Growth (2018 - 2023)		
Ages	< 19	15,083	16.6%
	20 - 64	60,665	66.7%
	> 65	15,241	16.7%
\$95,025	Average Household Income		



WALK SCORE
VERY WALKABLE
86



TRANSIT SCORE
GOOD TRANSIT
67

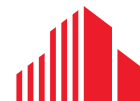


BIKE SCORE
SOMEWHAT BIKEABLE
43

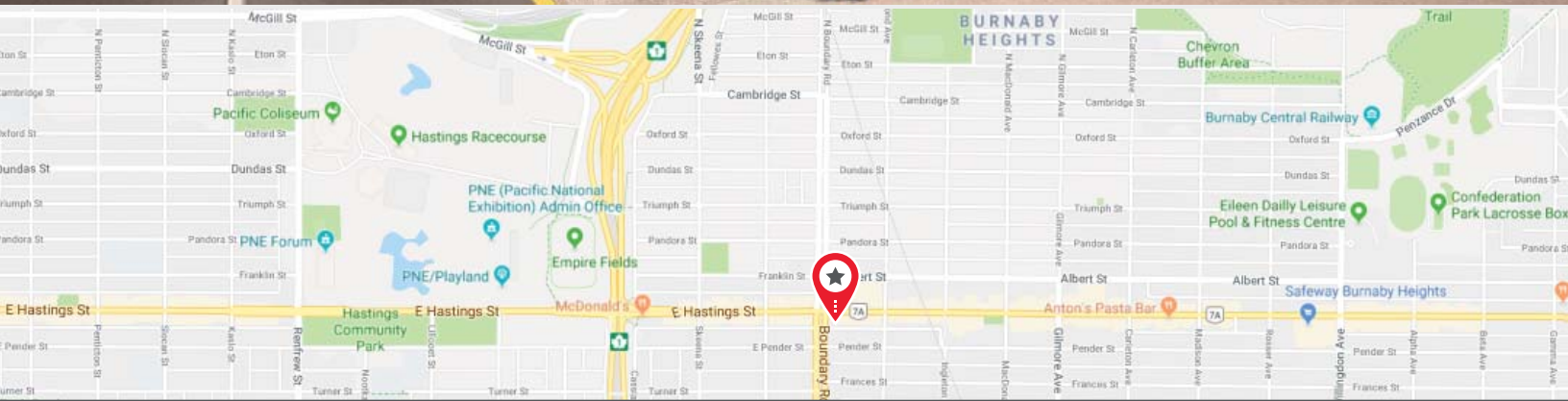
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**CUSHMAN &
WAKEFIELD**



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