



BRENTWOOD TOWN CENTRE STATION

4533 Lougheed Highway
Burnaby, BC

RETAIL LEASING BROCHURE

NANCY BAYLY
Personal Real Estate Corporation
604.628.2580
nancy@sitings.ca



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

PROJECT SUMMARY

Discover an exceptional leasing opportunity at the heart of North Burnaby's thriving Brentwood Town Centre. Located in the Brentwood Town Centre SkyTrain Station on the Millennium Line, this retail unit offers unparalleled access to a bustling hub of activity and growth. Situated on the overpass level, this 473 SF unit is strategically placed just before the station exits onto Brentwood's 1-acre public plaza. With the station serving as a gateway to the Amazing Brentwood development, tenants will find themselves amidst a vibrant mix of over 250 retailers, restaurants, and entertainment services, including brands like Earls, Sephora, SportingLife, H&M, Tap & Barrel, Cineplex, RecRoom, and more. This area is not just a shopping destination but a lifestyle center, hosting over 10,000 units across 15 towers and a bustling employment hub, all just a 20-minute SkyTrain ride from downtown Vancouver. This unit offers retailers a unique opportunity to capture the attention of commuters, residents, and shoppers, providing quick service to a diverse and growing clientele.



PRIME RETAIL
FOR LEASE

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DETAILS

✦ Size: 473 SF

✦ Base Rent: Contact Listing Agent

✦ Additional Rent: \$17.00 PSF (2024 est.)

✦ Timing: Q4 2024 / Q1 2025

✦ Positioned on overpass connecting the Skytrain to the Amazing Brentwood retail and public plaza

✦ Off-premises washroom available to retailer staff

✦ Target Tenants:

✦ Cafe

✦ Food & Beverage

✦ Quick Service Operators/Convenience

AREA FEATURES



Ridership growth fueled by opening of The Amazing Brentwood and recent station upgrades



Located in the heart of Burnaby's Brentwood Town Centre



With 23,500 new residential units projected by 2041 and employment projected to reach 17,400, this town centre is an epicenter for growth and a dynamic space for public gatherings



Connected to over 250 retailers including Earls, Cineplex, RecRoom, Sephora, SportingLife + more

CONTACT

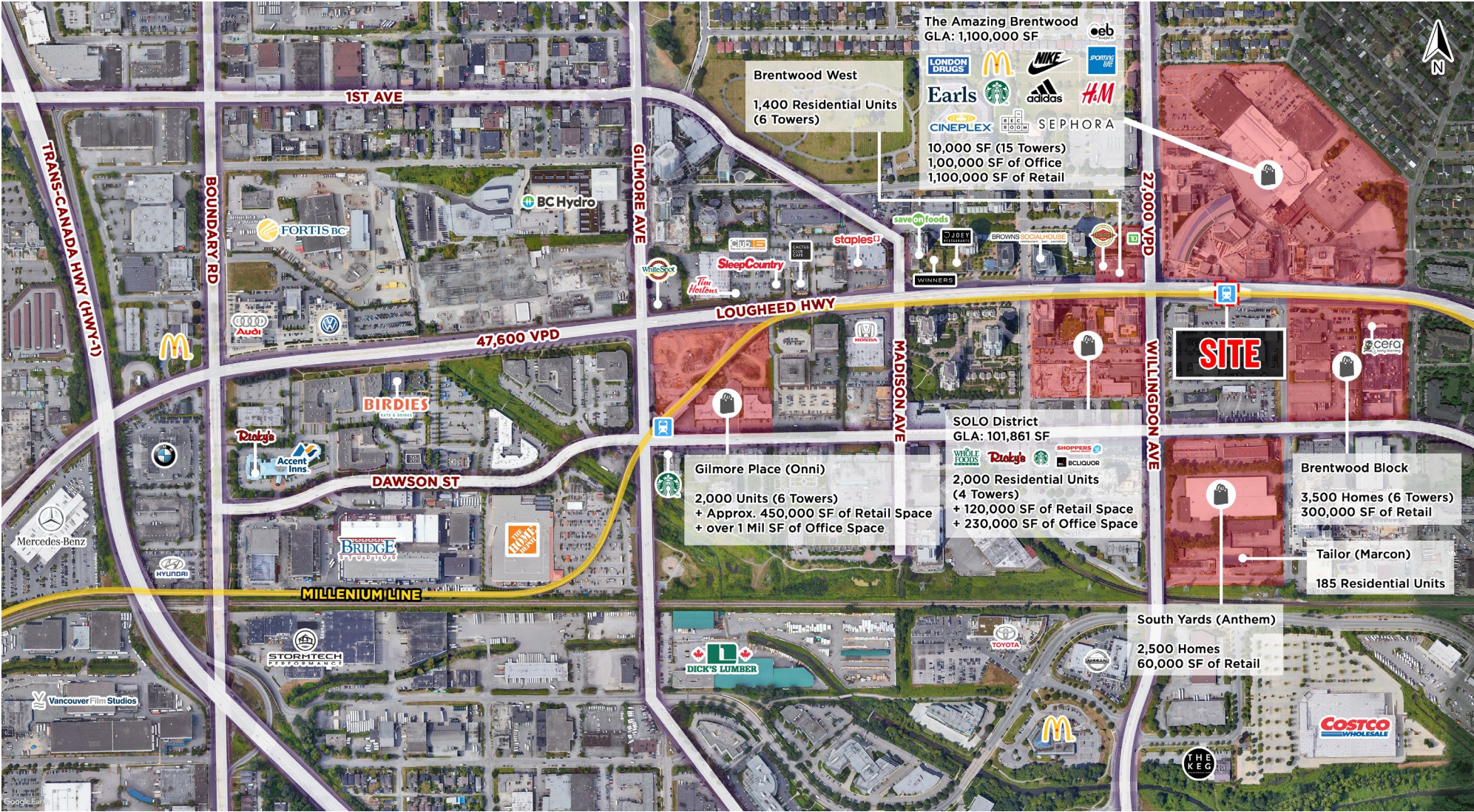
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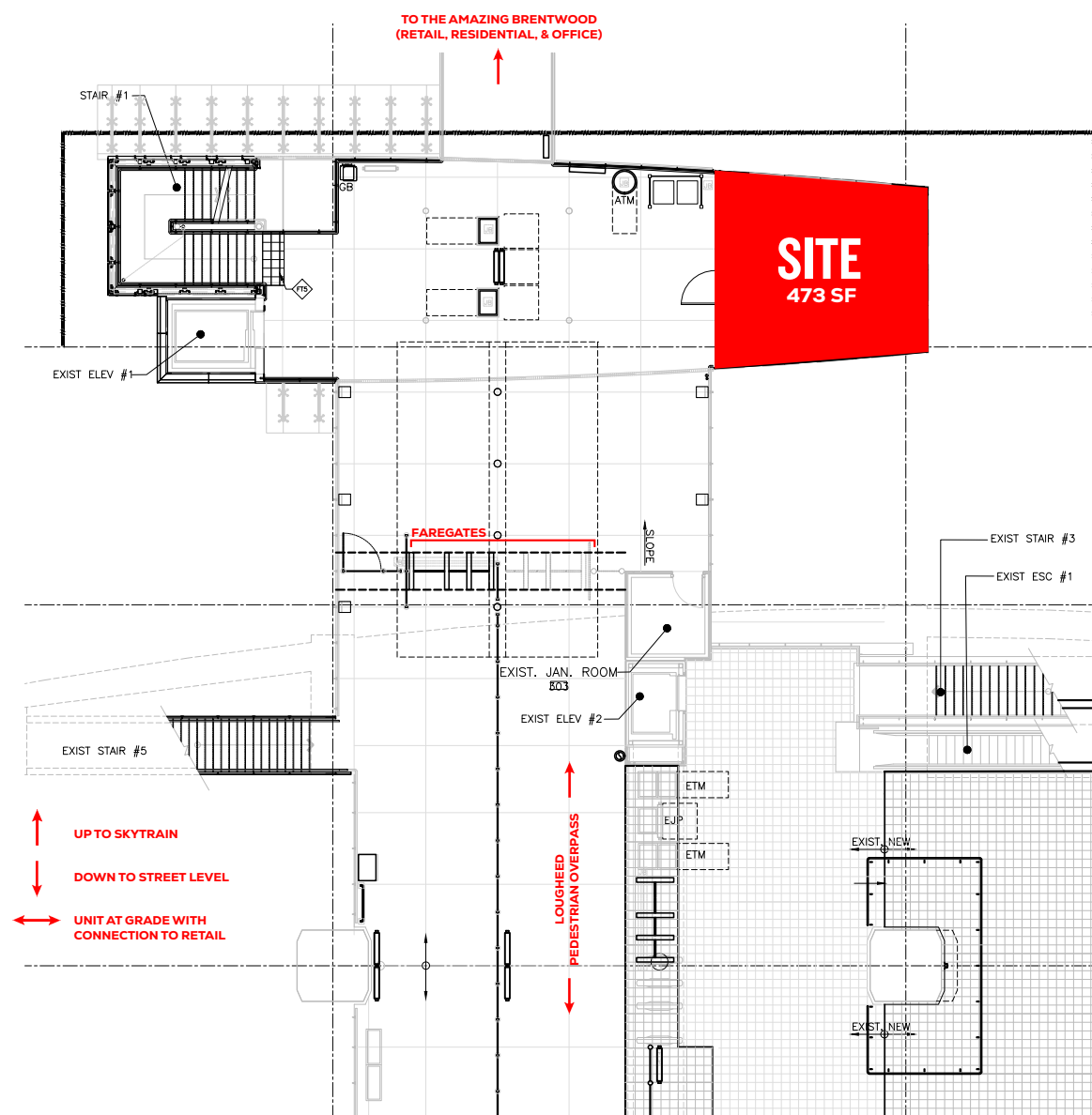
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AERIAL



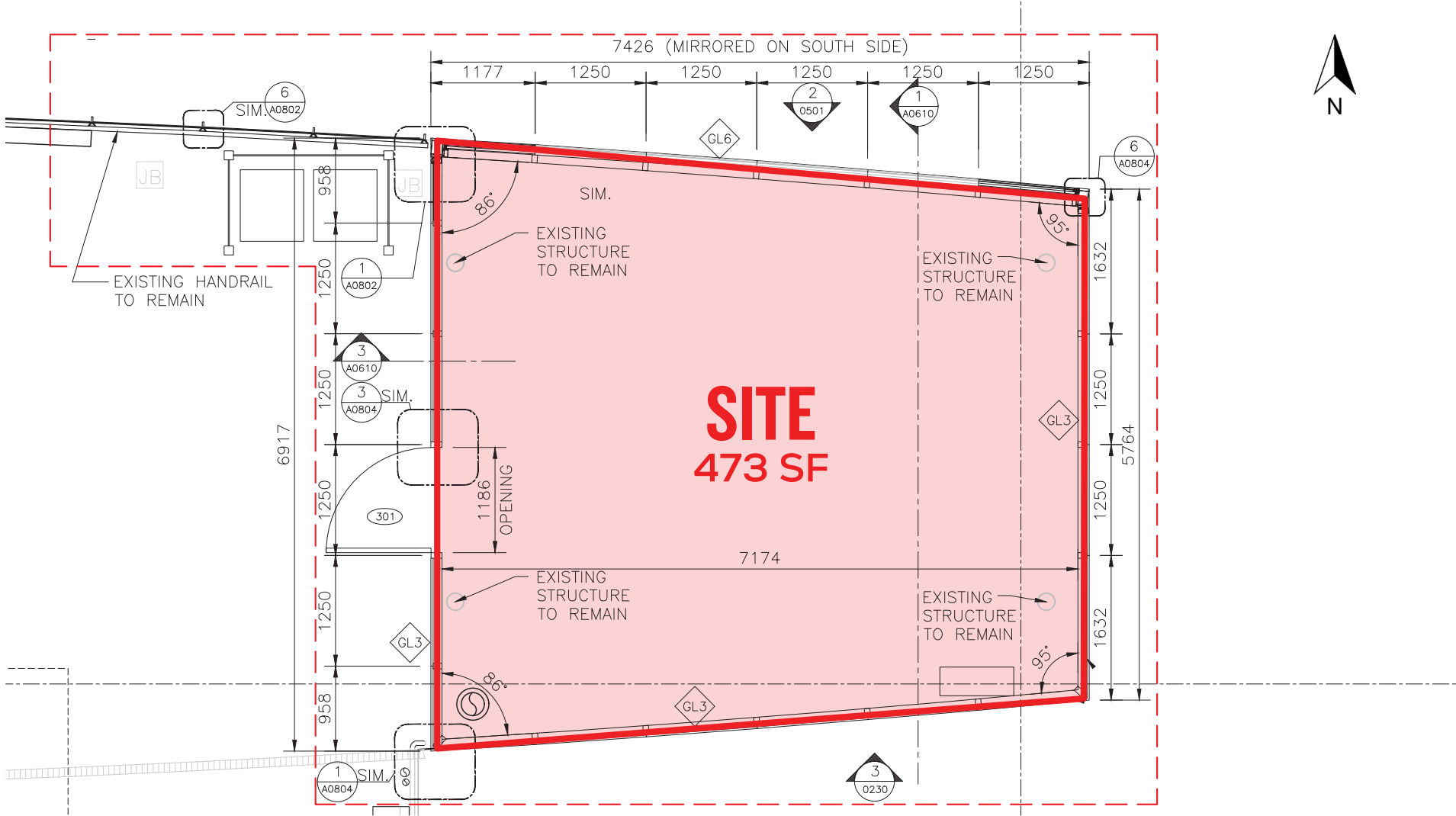
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SITE PLAN



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FLOOR PLAN



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PHOTOS



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