



SOUTHGATE
CITY

Edmonds, Burnaby BC

PROPERTY LEASING BROCHURE



DAN CLARK
Personal Real Estate Corporation
604.628.2577
dan@sitings.ca

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

 [LINK TO VIDEO](#)

Ledingham McAllister is bringing a brand new era of thoughtful living to the City of Burnaby. Southgate City, a revolutionary 60-acre master planned community in the Edmonds neighborhood, is one of Canada's most significant and largest communities of its kind. The first phase of retail will be anchored by Safeway, TD Bank and CEFA Early Learning.

- Representing the culmination of more than a century's worth of experience in community building in the Province of British Columbia, and is the pinnacle of achievement for Ledingham McAllister.
- Upon completion, Southgate City will consist of over 12,500 homes, +33,000 residents and up to 400,000 square feet of retail and office space.
- Public amenities include a 5 acre central park, 60,000 square foot public plaza, 5km of bike paths, 8km of pedestrian paths and a new community centre.



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DETAILS

- ⌘ Phase 1 (Bldgs. G 9/10):
 - ⌘ Safeway, TD Bank, CEFA Early Learning
 - ⌘ Available Retail: CRU #1 - 1,270 SF
CRU #3 - 1,625 SF
 - ⌘ Available 2nd Floor: 1,000 - 25,000 SF (demisable)

- ⌘ Adjacent to Edmonds SkyTrain Station
Monday-Friday: 23,833 AVG Daily Riders
Weekends / holidays: 13,372 AVG Daily Riders

- ⌘ Phase 1 Retail: Now leasing large format on level 2 & registering interest for CRU 1 & 3 retail units
- ⌘ Phase 2 Retail: coming soon!

- ⌘ 26 highrise & 17 lowrise buildings combined to total over 10,750,000 SF of residential area

- ⌘ Commercial positioned in the heart of the development

- ⌘ Ample Street Front and Underground Commercial Parking (210 stalls in P1/P2)

PROJECT FACTS

- ⌘ 60-acre site
- ⌘ Over 12,500 new homes will house to approx. 33,000 people
- ⌘ Over 10,940,000 SF of residential area and 400,000 SF of commercial area
- ⌘ 5 km of bike paths and over 8 km of pedestrian paths, one half of a 5-acre Central Park dedicated to manicured gardens and landscaping, and one half to programmed park space

CO-TENANTS



CONTACT

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TRADE AREA



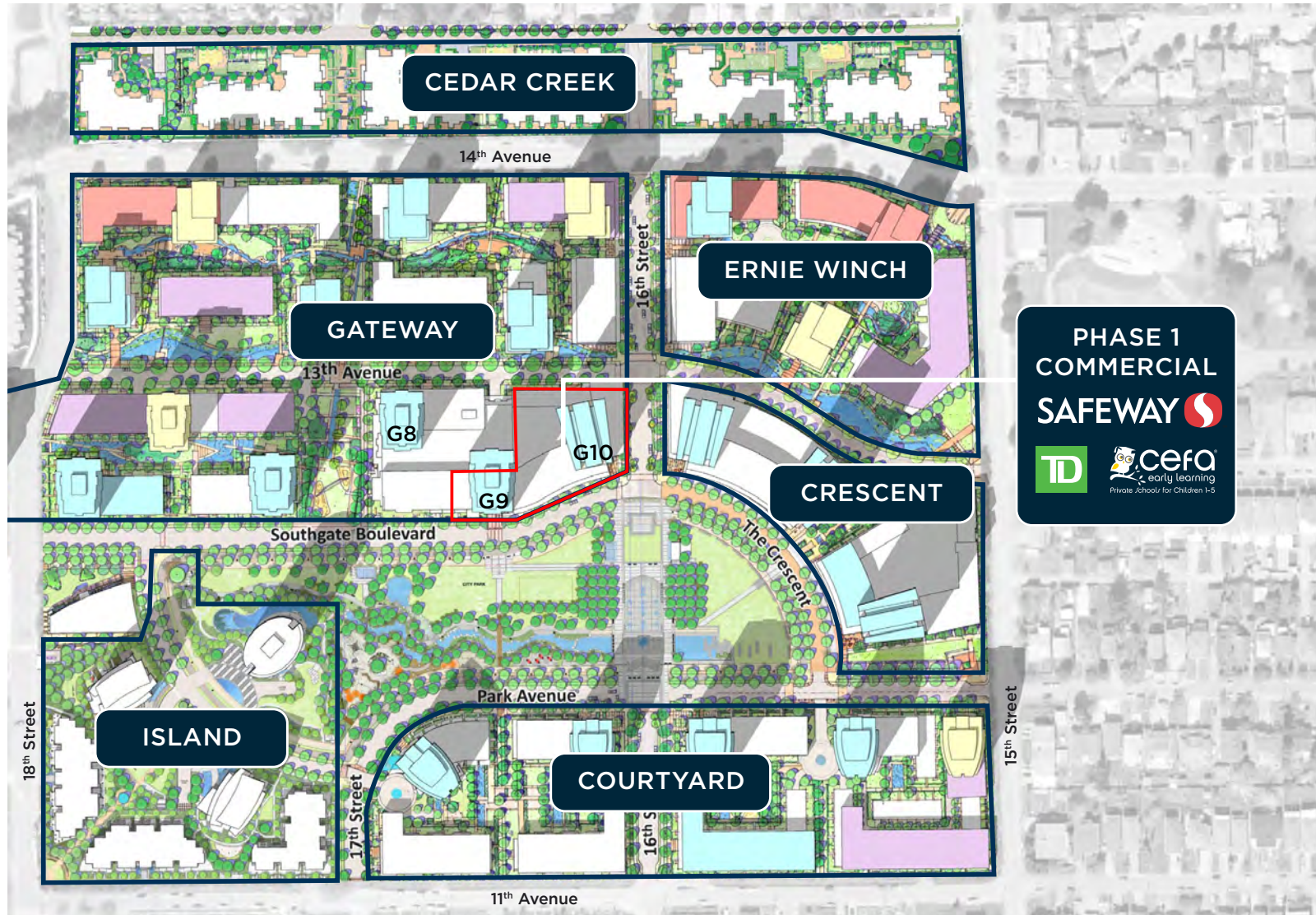
* Burnaby Persons per Household: 2.62

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NEIGHBOURHOOD MAP



**PHASE 1
COMMERCIAL**

SAFeway

TD **cefo**
early learning
Private Schools for Children 1-5

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GROUND LEVEL COMMERCIAL AREA

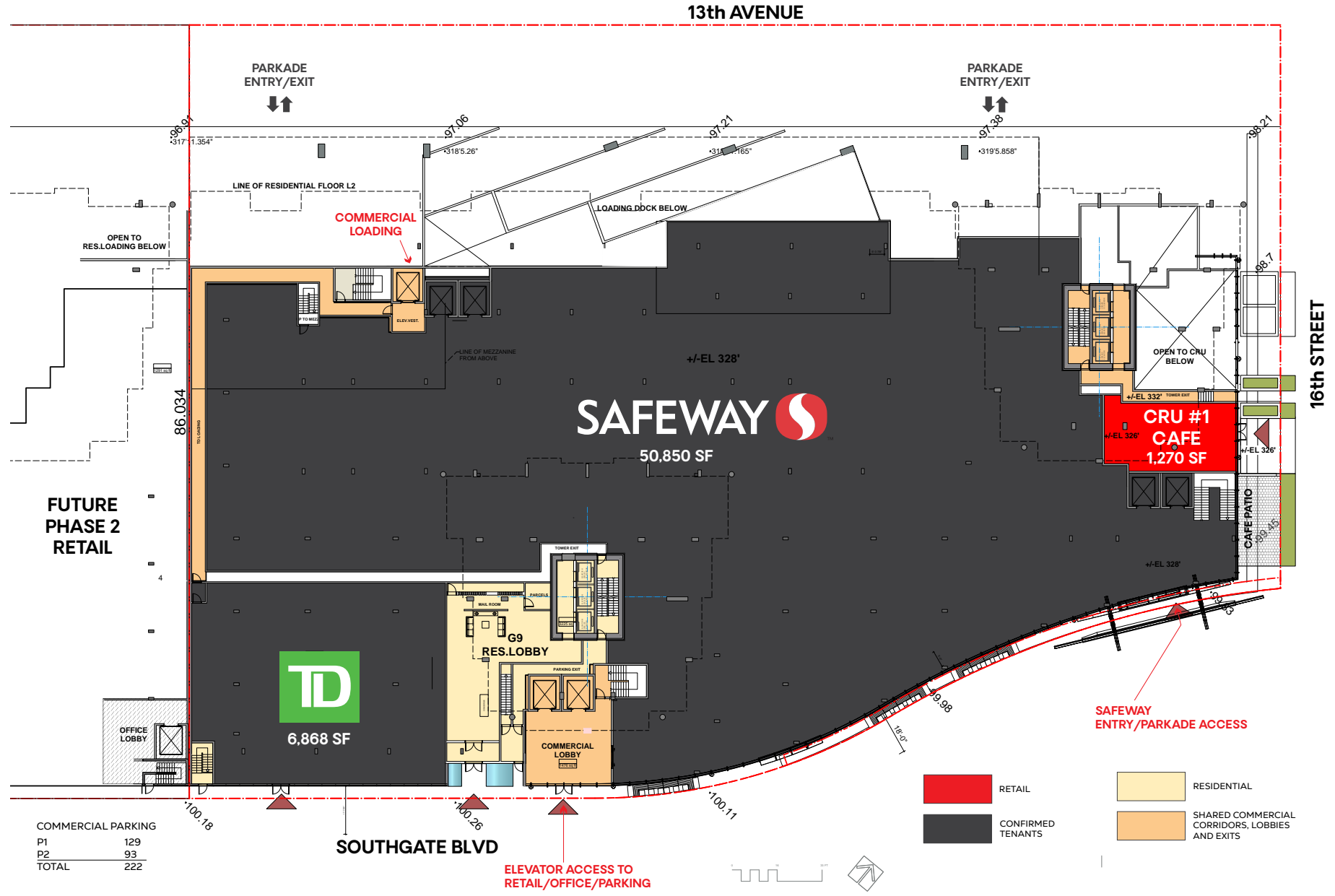


SECOND LEVEL COMMERCIAL AREA



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GROUND FLOOR RETAIL (NWC OF SOUTHGATE BLVD. & 16TH ST.)



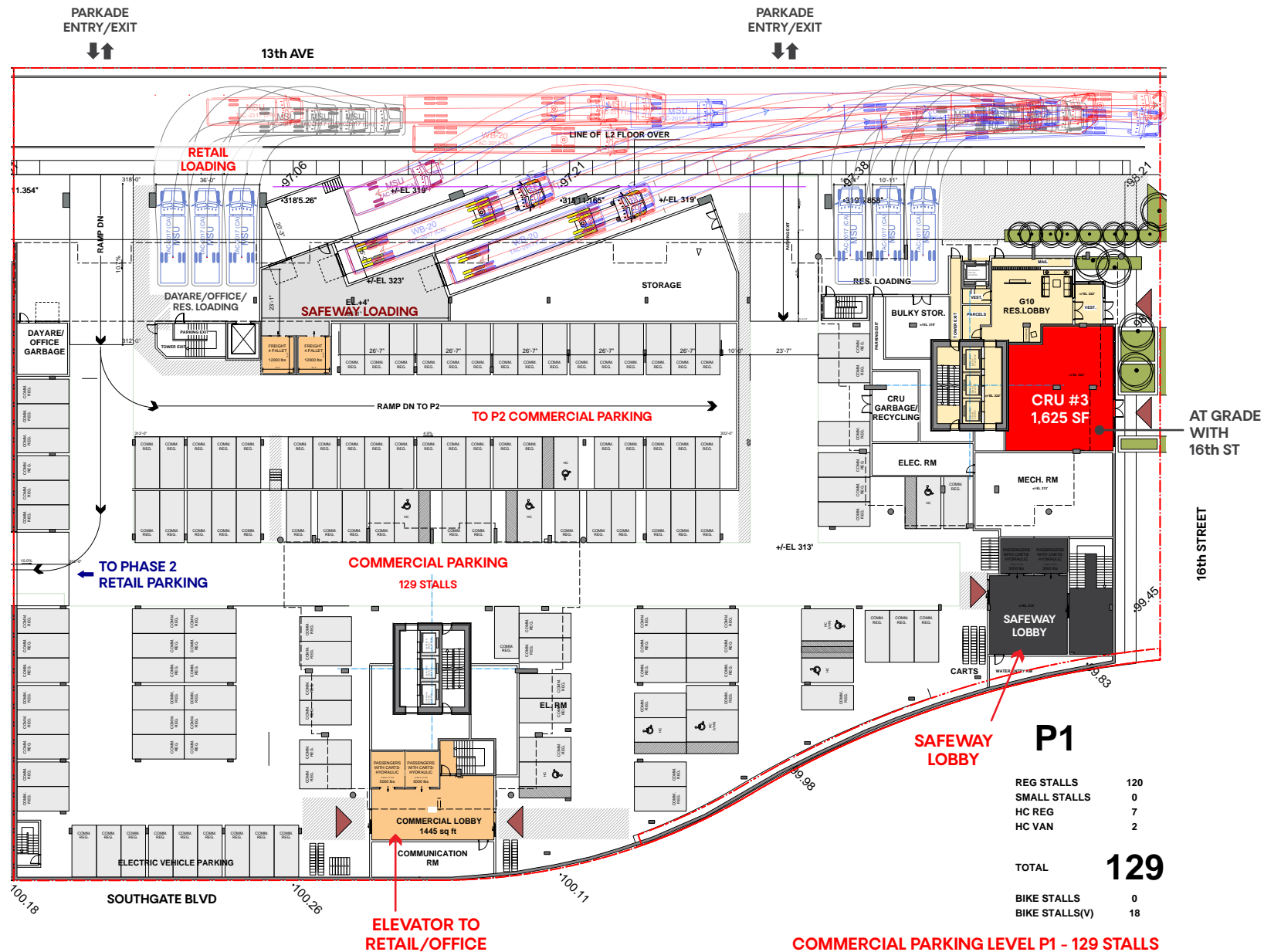
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COMMERCIAL LEVEL 2



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COMMERCIAL PARKING LEVEL 1



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COMMERCIAL PARKING LEVEL 2



REG STALLS	174
SMALL STALLS	28
HC REG	5
HC VAN	3
TOTAL	210
BIKE STALLS (R)	498
BIKE STALLS (VF)	0
BIKE STALLS (C)	0
BIKE STALLS (VC)	0

COMMERCIAL PARKING LEVEL P2 - 93 STALLS

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SOUTHGATE AERIAL VIEW



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ANCHORED BY SAFEWAY



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SOUTHGATE PHASE 1 RENDERING (FRONTING SOUTHGATE BLVD)



Southgate Blvd

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SOUTHGATE PARK (VIEW SOUTH)



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