



# SOUTHGATE CITY

Edmonds, Burnaby BC

PROPERTY LEASING BROCHURE



**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.

- It represents 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.



NOW  
LEASING  
PHASE 1

This document/email has been prepared by Sitings Realty Ltd. for advertising and general information only. Although information contained herein is from sources we believe reliable, Sitings Realty Ltd. makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. This document/email is subject to errors and omissions and any interested party should undertake their own inquiries as to the accuracy of the information. Sitings Realty Ltd. excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. All areas, measurements and dimension herein are approximate, interested parties/tenant are to verify measurements if important to them. This document/email is not an inducement representation.

  
LEDINGHAM McALLISTER

 **SITINGS**

 **XTEAM**  
RETAIL ADVISORS

SITINGS.CA  
604.684.6767 **2**

## DETAILS

- ✦ Phase 1:  
± 60,500 SF Ground Floor Retail (Grocery Anchor, Bank + CRU)  
± 55,000 SF Second Floor Commercial (Daycare, Fitness, Office)
- ✦ Ample Street Front and Underground Commercial Parking (222 stalls in P1/P2)
- ✦ Commercial Loading from Parkade
- ✦ Adjacent to Edmonds Skytrain Station  
Monday-Friday: 23,833 AVG Daily Riders  
Weekends / holidays: 13,372 AVG Daily Riders
- ✦ 26 highrise & 17 lowrise buildings combined to total over 10,750,000 SF of residential area
- ✦ Retail Storefronts on Southgate Blvd, Main High Street Connecting the Development

## PROJECT FACTS

- ✦ 60-acre site
- ✦ Over 12,500 new homes will be home 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
- ✦ 60,000 SF of active public plaza

## CONTACT

**DAN CLARK**

Personal Real Estate Corporation  
Sitings Realty Ltd

604.628.2577  
dan@sitings.ca

**NANCY BAYLY**

Personal Real Estate Corporation  
Sitings Realty Ltd

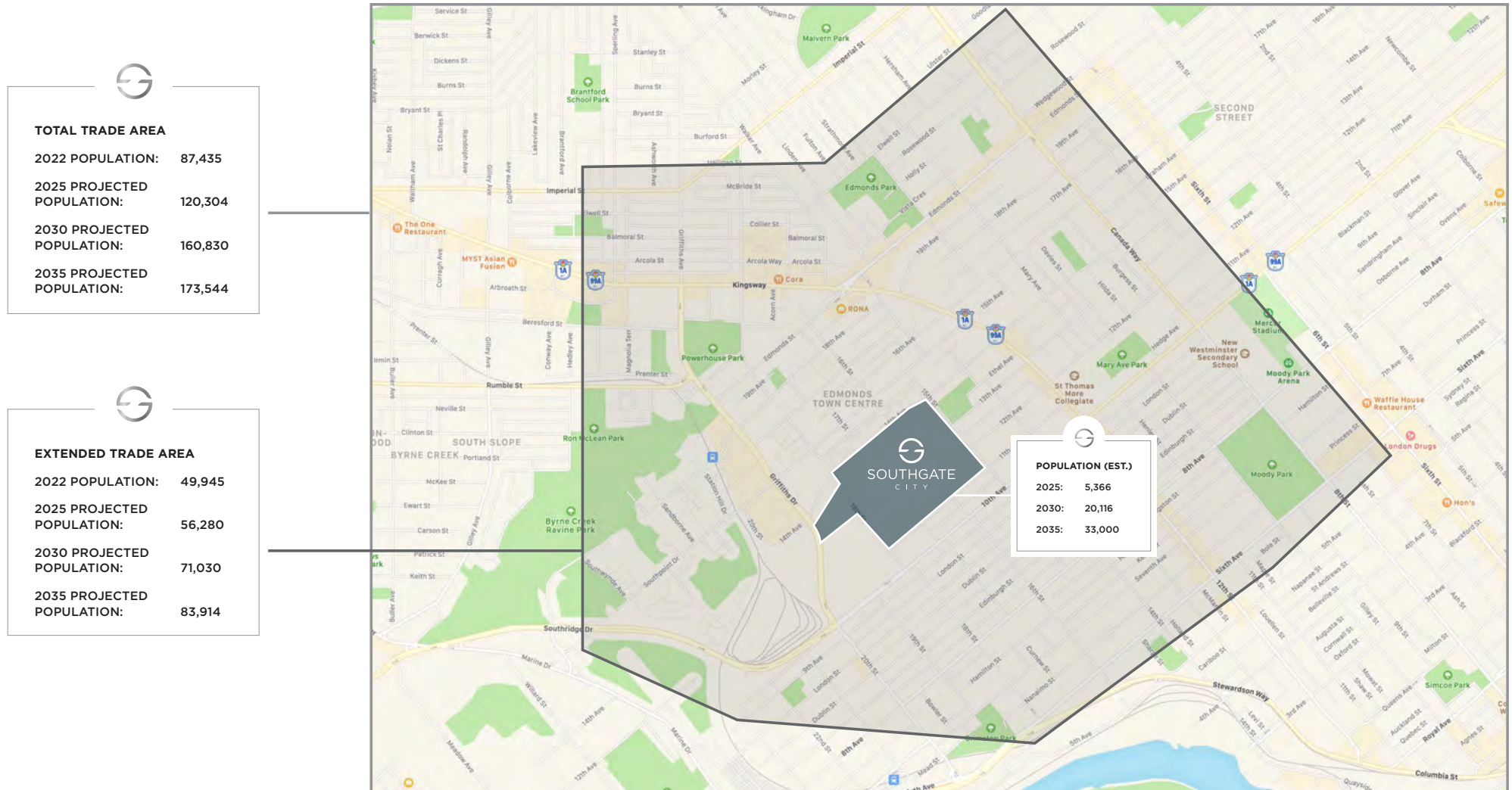
604.628.2580  
nancy@sitings.ca







# TRADE AREA



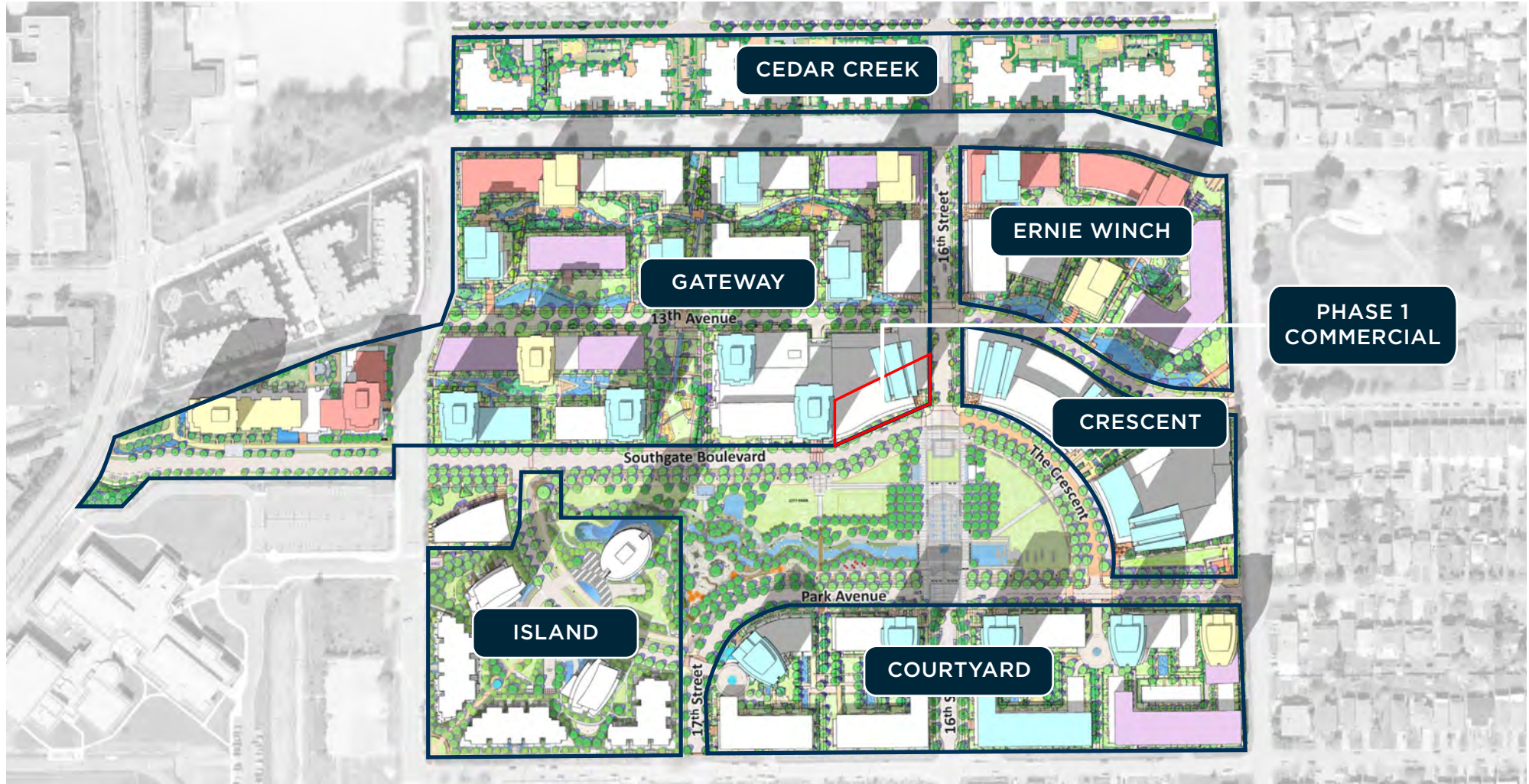
\* Burnaby Persons per Household: 2.62







# NEIGHBOURHOOD MAP





# GROUND LEVEL COMMERCIAL AREA



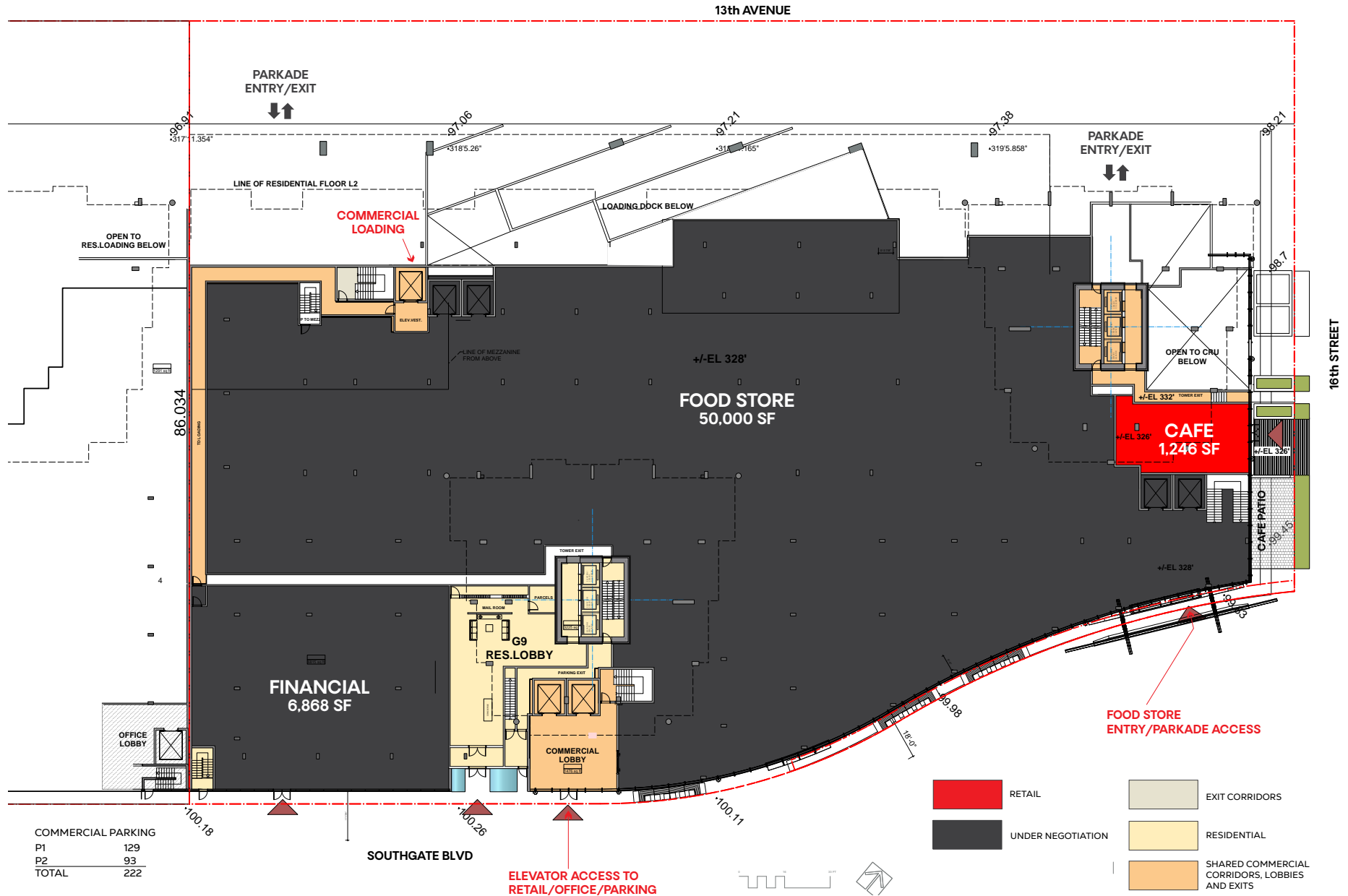


# SECOND LEVEL COMMERCIAL AREA





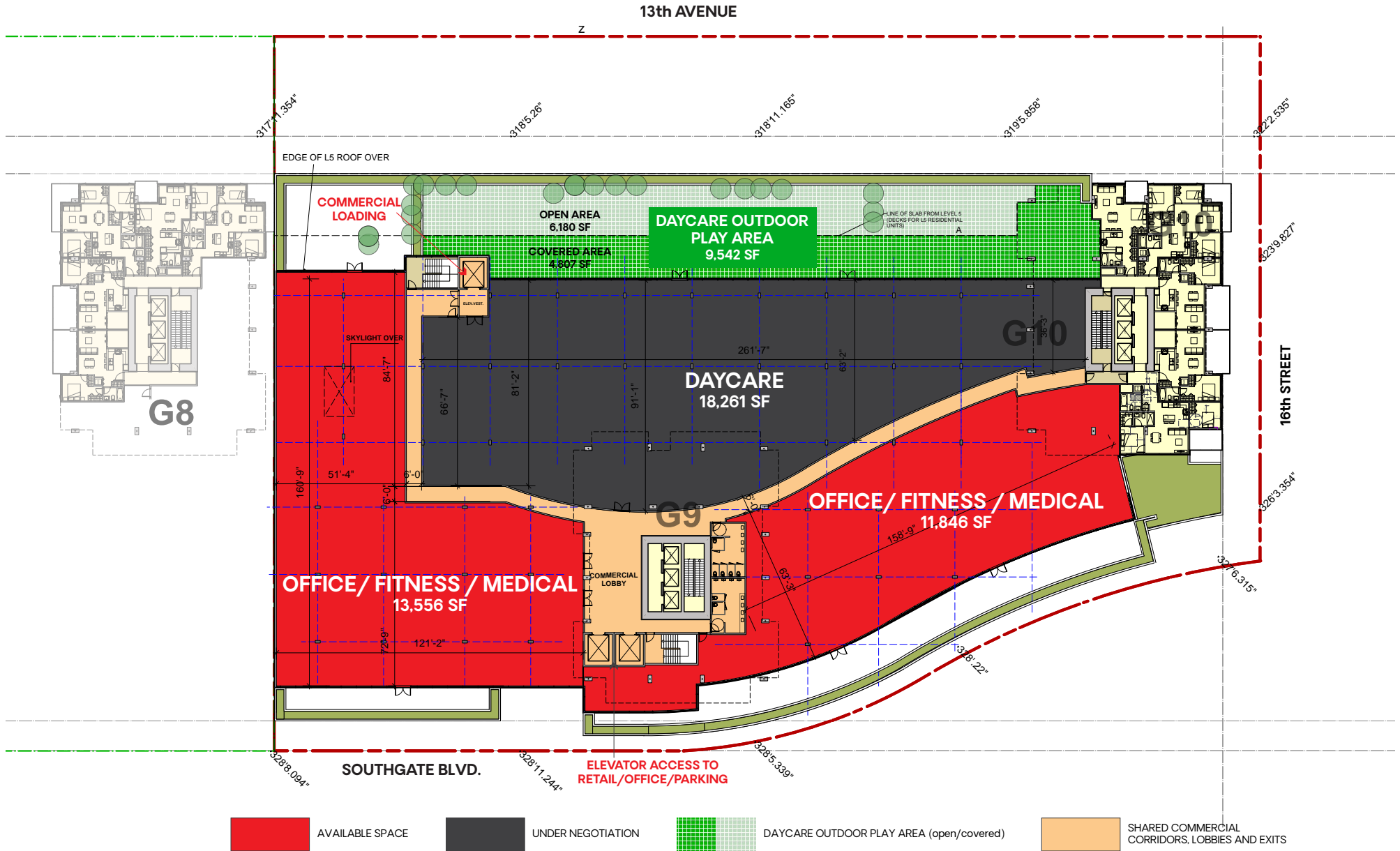
# GROUND FLOOR RETAIL (NWC OF SOUTHGATE BLVD. & 16TH ST.)



This document/email has been prepared by Sitings Realty Ltd. for advertising and general information only. Although information contained herein is from sources we believe reliable, Sitings Realty Ltd. makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. This document/email is subject to errors and omissions and any interested party should undertake their own inquiries as to the accuracy of the information. Sitings Realty Ltd. excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. All areas, measurements and dimension herein are approximate. Interested parties/tenant are to verify measurements if important to them. This document/email is not an inducement representation.



# COMMERCIAL LEVEL 2









# COMMERCIAL PARKING LEVEL 2



**COMMERCIAL PARKING LEVEL P2 - 93 STALLS**



# SOUTHGATE AERIAL VIEW



This document/email has been prepared by Sitings Realty Ltd. for advertising and general information only. Although information contained herein is from sources we believe reliable, Sitings Realty Ltd. makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. This document/email is subject to errors and omissions and any interested party should undertake their own inquiries as to the accuracy of the information. Sitings Realty Ltd. excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. All areas, measurements and dimension herein are approximate, interested parties/tenant are to verify measurements if important to them. This document/email is not an inducement representation.



# SOUTHGATE PARK (VIEW TO WEST)



This document/email has been prepared by Sitings Realty Ltd. for advertising and general information only. Although information contained herein is from sources we believe reliable, Sitings Realty Ltd. makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. This document/email is subject to errors and omissions and any interested party should undertake their own inquiries as to the accuracy of the information. Sitings Realty Ltd. excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. All areas, measurements and dimension herein are approximate, interested parties/tenant are to verify measurements if important to them. This document/email is not an inducement representation.



# SOUTHGATE PARK



This document/email has been prepared by Sitings Realty Ltd. for advertising and general information only. Although information contained herein is from sources we believe reliable, Sitings Realty Ltd. makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. This document/email is subject to errors and omissions and any interested party should undertake their own inquiries as to the accuracy of the information. Sitings Realty Ltd. excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. All areas, measurements and dimension herein are approximate, interested parties/tenant are to verify measurements if important to them. This document/email is not an inducement representation.



# SOUTHGATE BLVD. & 16TH ST. (VIEW TO NORTH EAST)





# SOUTHGATE PARK (VIEW SOUTH)



This document/email has been prepared by Sitings Realty Ltd. for advertising and general information only. Although information contained herein is from sources we believe reliable, Sitings Realty Ltd. makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. This document/email is subject to errors and omissions and any interested party should undertake their own inquiries as to the accuracy of the information. Sitings Realty Ltd. excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. All areas, measurements and dimension herein are approximate, interested parties/tenant are to verify measurements if important to them. This document/email is not an inducement representation.



# SOUTHGATE COMMUNITY CENTRE



This document/email has been prepared by Sitings Realty Ltd. for advertising and general information only. Although information contained herein is from sources we believe reliable, Sitings Realty Ltd. makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. This document/email is subject to errors and omissions and any interested party should undertake their own inquiries as to the accuracy of the information. Sitings Realty Ltd. excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. All areas, measurements and dimension herein are approximate, interested parties/tenant are to verify measurements if important to them. This document/email is not an inducement representation.