



SIENA

4437 Hastings St
Burnaby, BC (Burnaby Heights)

STRATA RETAIL SALES BROCHURE



PROJECT SUMMARY

I4 Property Group proudly introduces Siena, a new retail and residential development located in the heart of the Burnaby Heights neighbourhood at 4437 Hastings St, Burnaby BC.

Siena joins an established commercial hub known to locals as 'The Heights', and will feature approximately 8,400 square feet of prominent storefront retail (sold out!) below 38 upscale condominium homes.

Siena is poised to offer business owners, retailers, restaurants and offices an opportunity to establish a strong presence in The Heights, a vibrant, loyal and burgeoning community of multi-generational members, young families and professionals.

- Prominent storefront retail for sale in one of Burnaby's most beloved shopping districts.
- Immediate proximity/ connection to Hwy 1, Boundary Road and Willingdon Ave providing connection throughout Greater Vancouver.
- Five-minute walk to Eileen Dailly Leisure Centre & Confederation Park.



DETAILS

⦿ CRU #1-#6: 100% SOLD

⦿ Timing: Construction scheduled to begin in early 2022 with projected occupancy in late 2023/early 2024

⦿ Parking: 17 common stalls for retail customers & visitors + 10 free municipal parking lots within close proximity

⦿ Zoning: CD (C8A & Hastings Street Area Plan)

⦿ Storefront ceiling heights approx. 18' - 20'

⦿ Rear surface loading via lane

AREA TENANTS



BC LIQUORSTORES



Vancity

DEMOGRAPHICS

| | 1KM | 3KM | 5KM |
|-------------------------|-----------|-----------|-----------|
| 2021 Population | 14,501 | 75,098 | 209,329 |
| 2021 Daytime Population | 12,122 | 80,092 | 216,252 |
| 2021 Average HH Income | \$118,751 | \$112,157 | \$115,496 |
| 2021 Median Age | 42.4 | 40.0 | 40.8 |

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THE HEIGHTS, A GROWING URBAN VILLAGE

The Heights community is endowed with spacious parks, picturesque trails, family-friendly recreational amenities, and a thriving business district all within walking distance of Siena. Owners will join a well established retail and professional hub including tenants such as Safeway, BC Liquor Store, national banks, cafes and local restaurants & shops, who cater to a vibrant community and high-traffic trade area. Siena is conveniently located within walking distance to Eileen Dailly Leisure, Pool & Fitness Centre, Confederation Park, Playground & Community Centre and within a rapidly growing residential node. Over the past 3 years more than 200 new residential units have been built, with many more on the way. Bounded by Willingdon Avenue to the east, and Hwy 1 / Boundary Rd to the west, Hastings Street provides direct connection to Siena from surrounding communities and is an important east / west connector through North Burnaby to the Tri-Cities, North Shore, Vancouver and downtown core.

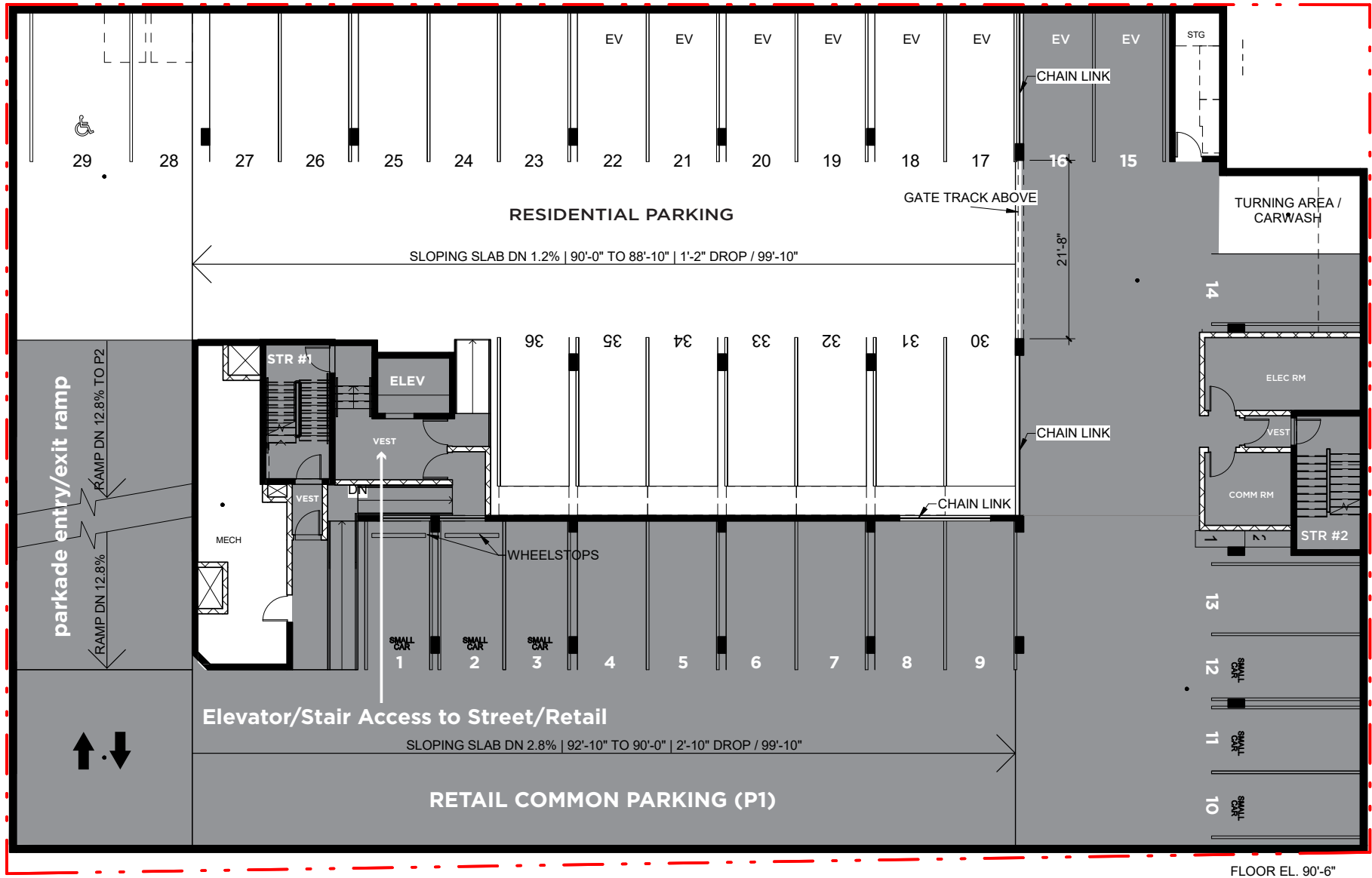


HEIGHTS MERCHANTS ASSOCIATION

Shops, offices and owners at Siena will have the opportunity to join the active and supportive Heights Merchants Association (HMA). The HMA works on behalf of local businesses to promote economic growth and drive customer traffic through community engagement, the promotion of local business and enhancement of streetscapes. We welcome you to explore the Heights and make this community your own. <http://www.burnabyheights.com>

PARKING PLAN

NOTE:
 • CEILING HEIGHT UNDER SLAB BAND = 7'-2".
 • AVERAGE CEILING HEIGHT = 8'-4".



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