



3838 HASTINGS ST

Burnaby, BC (Burnaby Heights)

RETAIL LEASING BROCHURE

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1595 – 650 West Georgia Street, Vancouver, BC V6B 4N8

PROJECT SUMMARY

Located at 3838 East Hastings Street in Burnaby Heights, this mixed-use development offers high exposure retail opportunities with expansive storefronts fronting East Hastings Street, just east of Boundary Road. Featuring versatile retail spaces and 161 new residential units above, the development is designed to support a dynamic range of commercial uses and attract a steady flow of customers, enhancing the vibrancy of the Burnaby Heights retail scene. The surrounding community, known as “The Heights,” boasts spacious parks, picturesque trails, family-friendly recreational amenities, and a thriving business district, all within walking distance.

The development includes:

- ✦ 12,738 SF of street-level retail space (demising options available)
- ✦ 161 non-market rental residential units
- ✦ Onsite childcare facility (operated by YMCA)
- ✦ 40 underground retail stalls + 2hr free city street parking on Esmond Ave & Hastings



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DETAILS

✚ Units: 12,738 SF, demising options available:

UNIT	Demising Option 1	Demising Option 2
214	971 SF	1,908 SF
215	937 SF	
216	949 SF	1,909 SF
217	961 SF	
218	1,091 SF	2,020 SF
219	929 SF	
220	952 SF	1,878 SF
221	926 SF	
222	985 SF	1,961 SF
223	976 SF	
224	3,062 SF	

**Larger demising option available depending on unit grade changes*

✚ Rates & Additional Rent: Contact Listing Agents for Rates

✚ Retail Parking:

- ✚ Underground: 40 onsite stalls (13 for daycare)
- ✚ Streetfront: 2hr free parallel parking on Hastings
- ✚ Side Street: 2hr free parking on Esmond

✚ Timing: Q1 2027

✚ Zoning Links: [CD](#), [C8r](#), [Off-Street Parking Schedule](#)

✚ Well connected to public transit, including Kootenay Loop Bus Exchange with routes serving Vancouver, Burnaby, North Van, and the Tri-cities.

AREA TENANTS



DEMOGRAPHICS

	1 KM	3 KM	5 KM
2024 Population	17,521	101,703	253,292
2024 Daytime Population	13,497	107,714	253,449
2024 Average HH Income	\$131,313	\$122,429	\$126,315

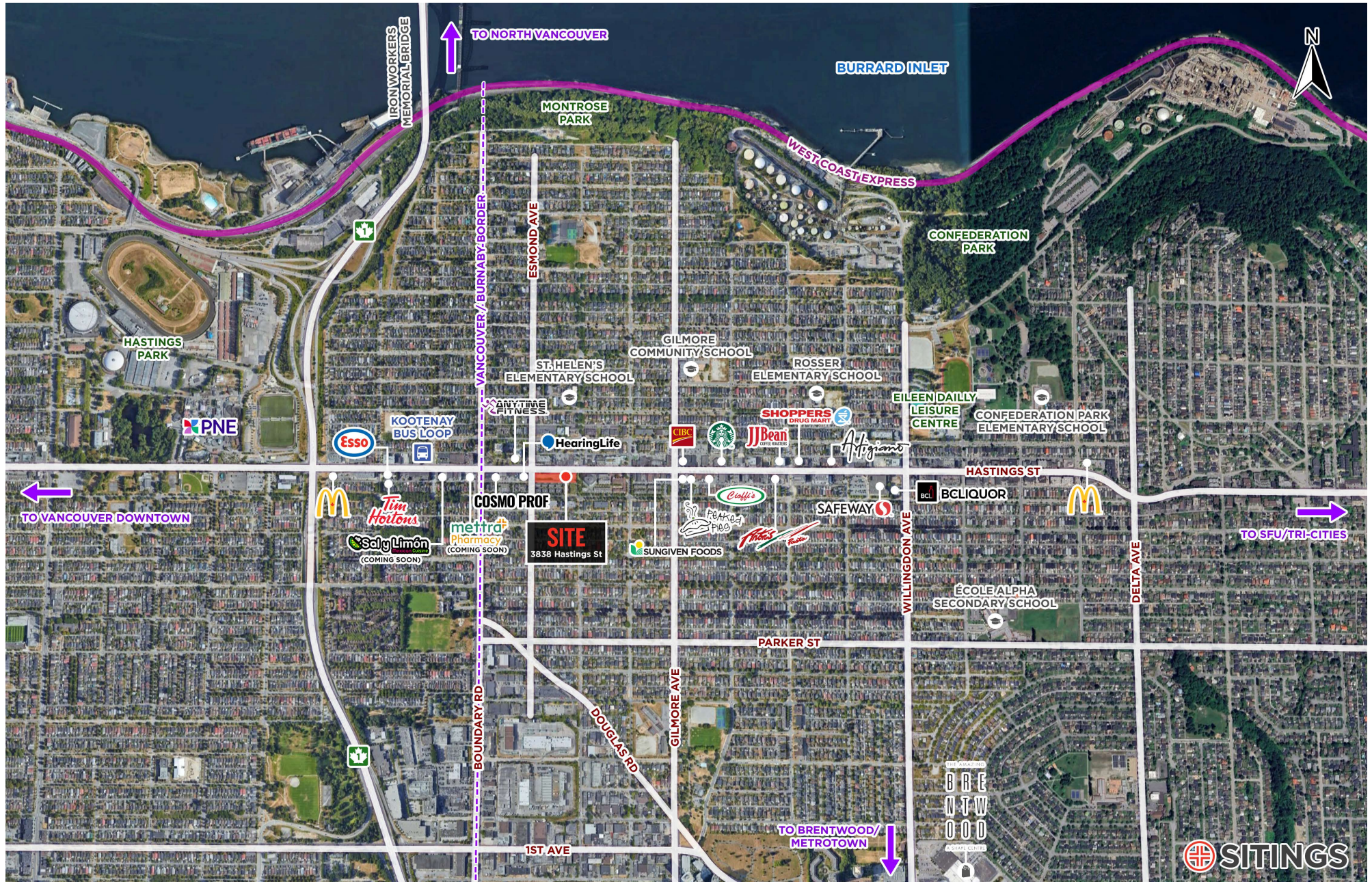
CONTACT

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AERIAL

3838 HASTINGS ST
Burnaby, BC

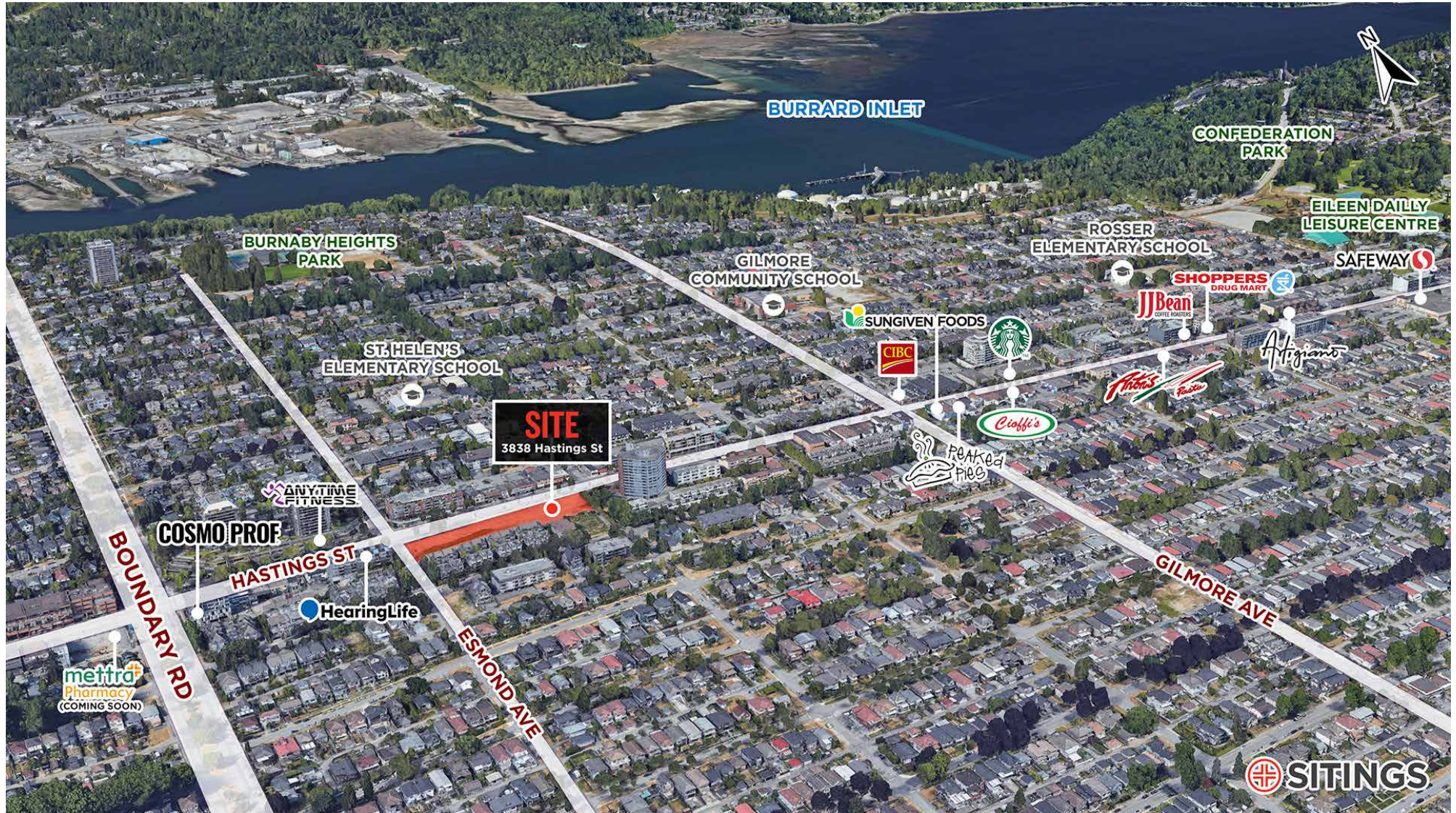


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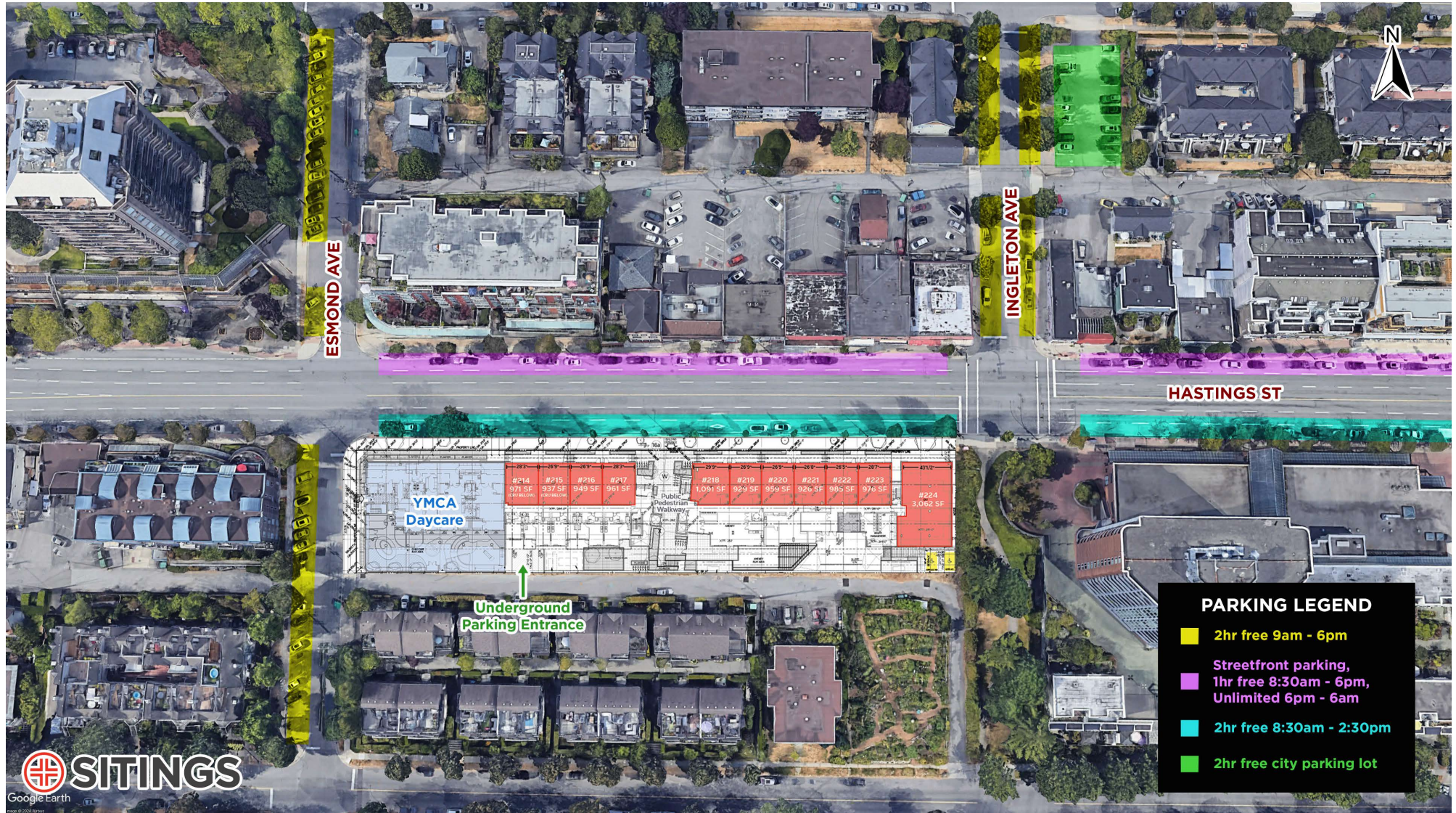


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BURNABY HEIGHTS



STREET PARKING



RETAIL SITE PLAN

HASTINGS ST

YMCA
Childcare Facility

#214/215:
1,908 SF combined

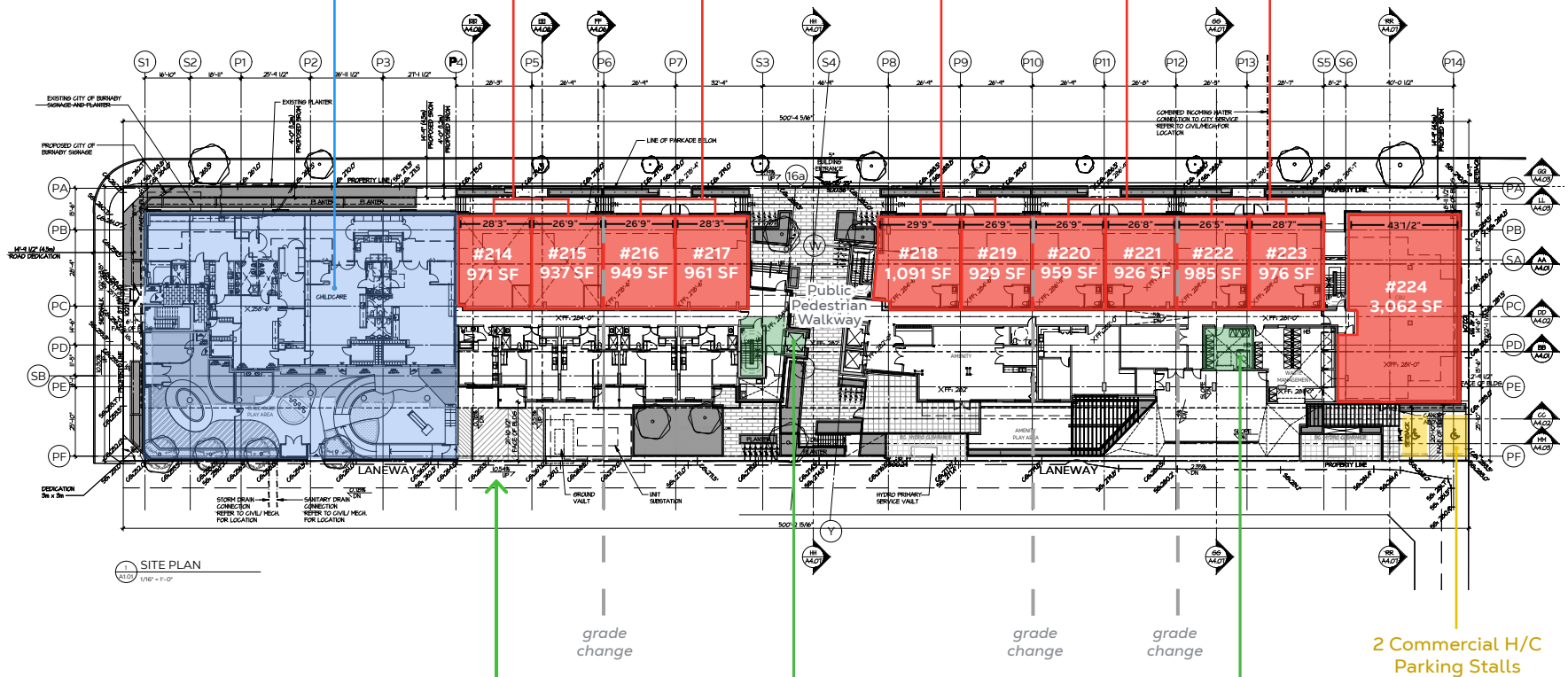
#216/217:
1,909 SF combined

#218/219:
2,020 SF combined

#220/221:
1,878 SF combined

#222/223:
1,961 SF combined

ESMONDAVE



SITE PLAN
1/16" = 1'-0"

Note: Unit Frontage measurements are approximate.

Underground Parking Entrance (38 stalls)

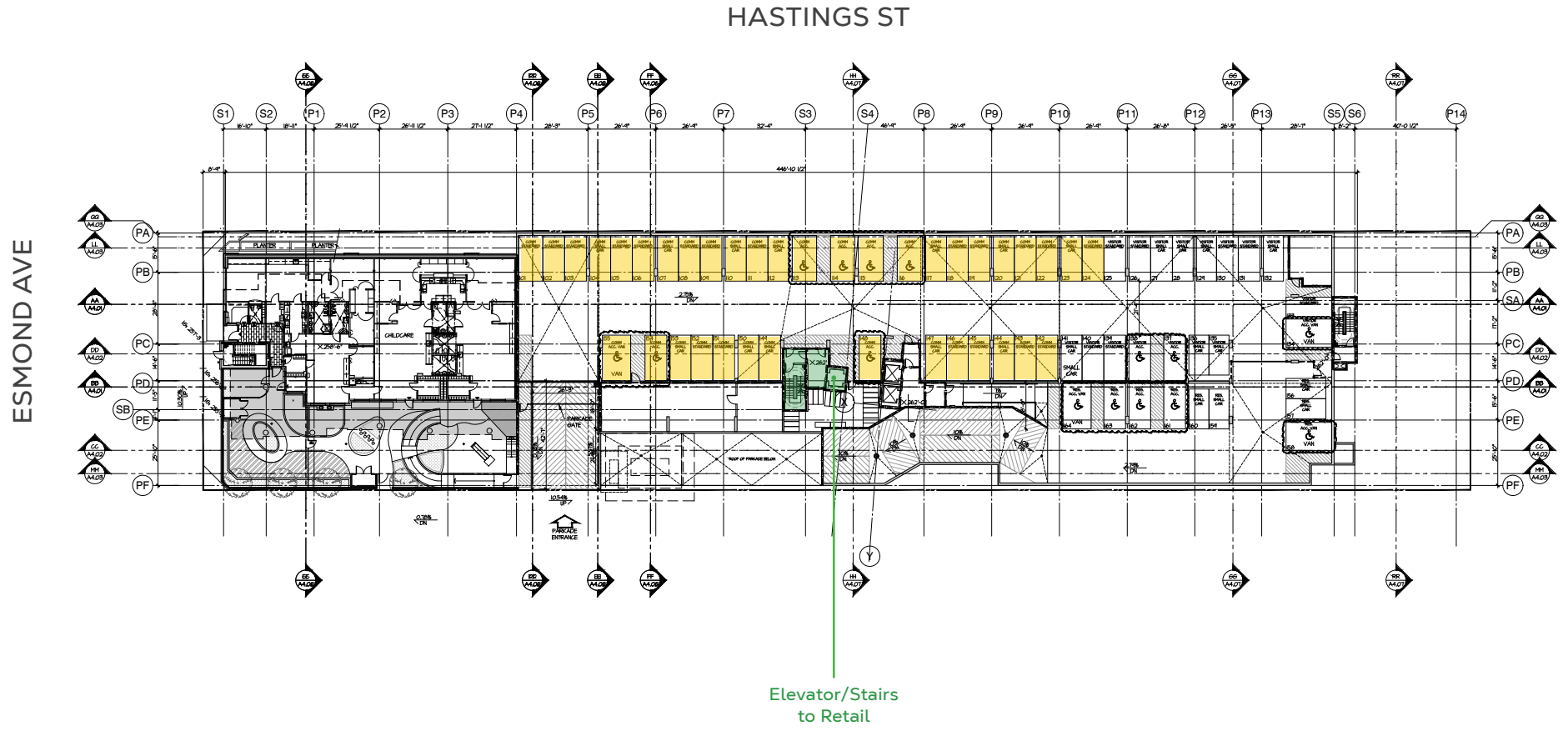
Elevator/Stairs to Retail

Common Commercial Garbage Room

2 Commercial H/C Parking Stalls

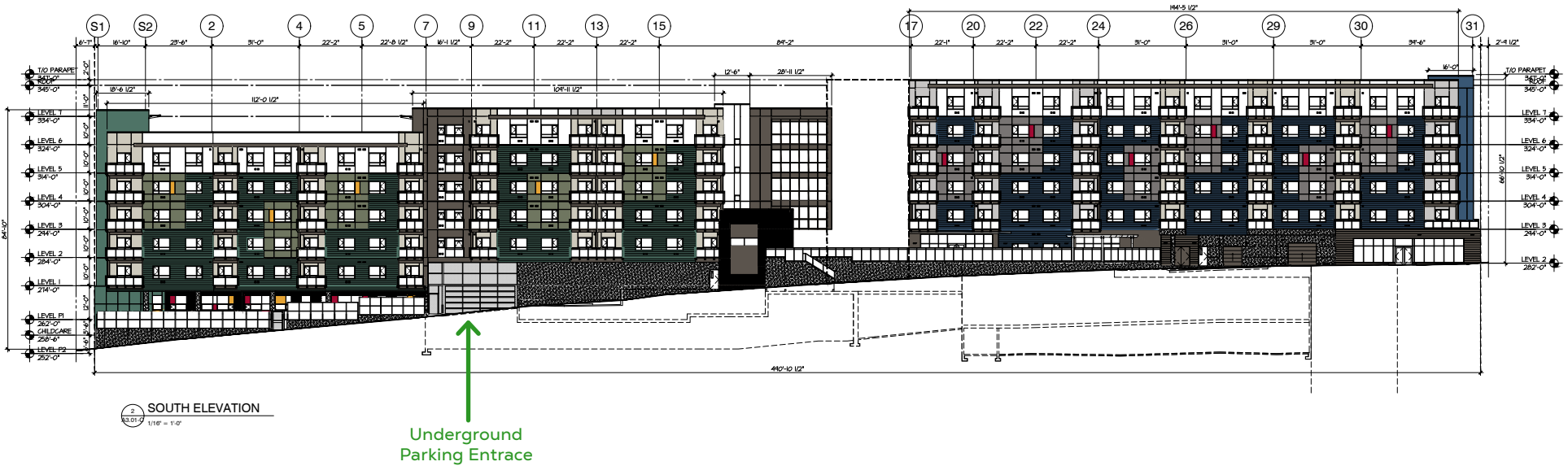
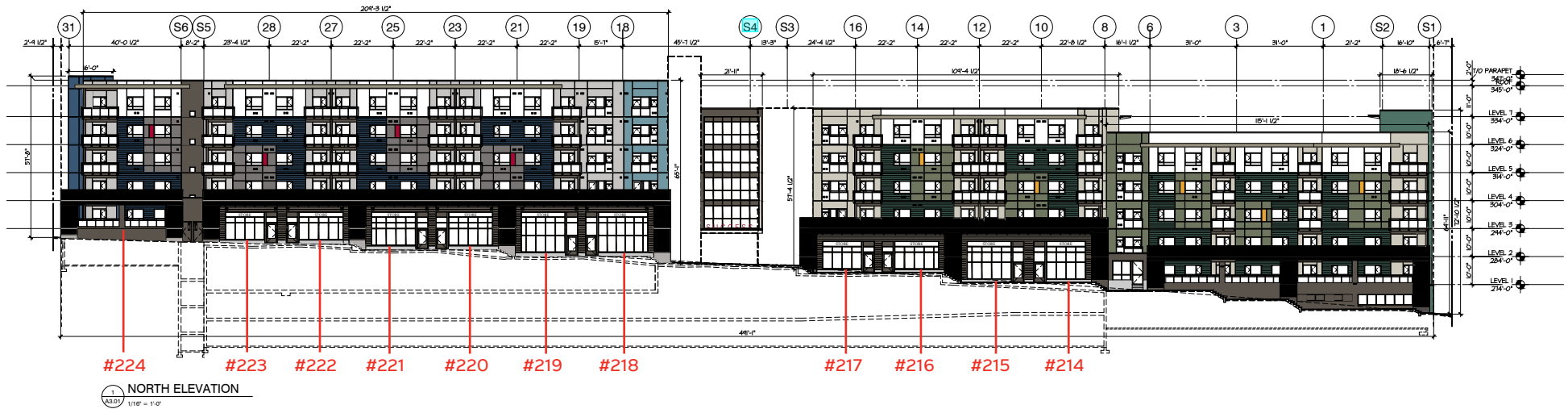
P1 PARKING PLAN

commercial parking



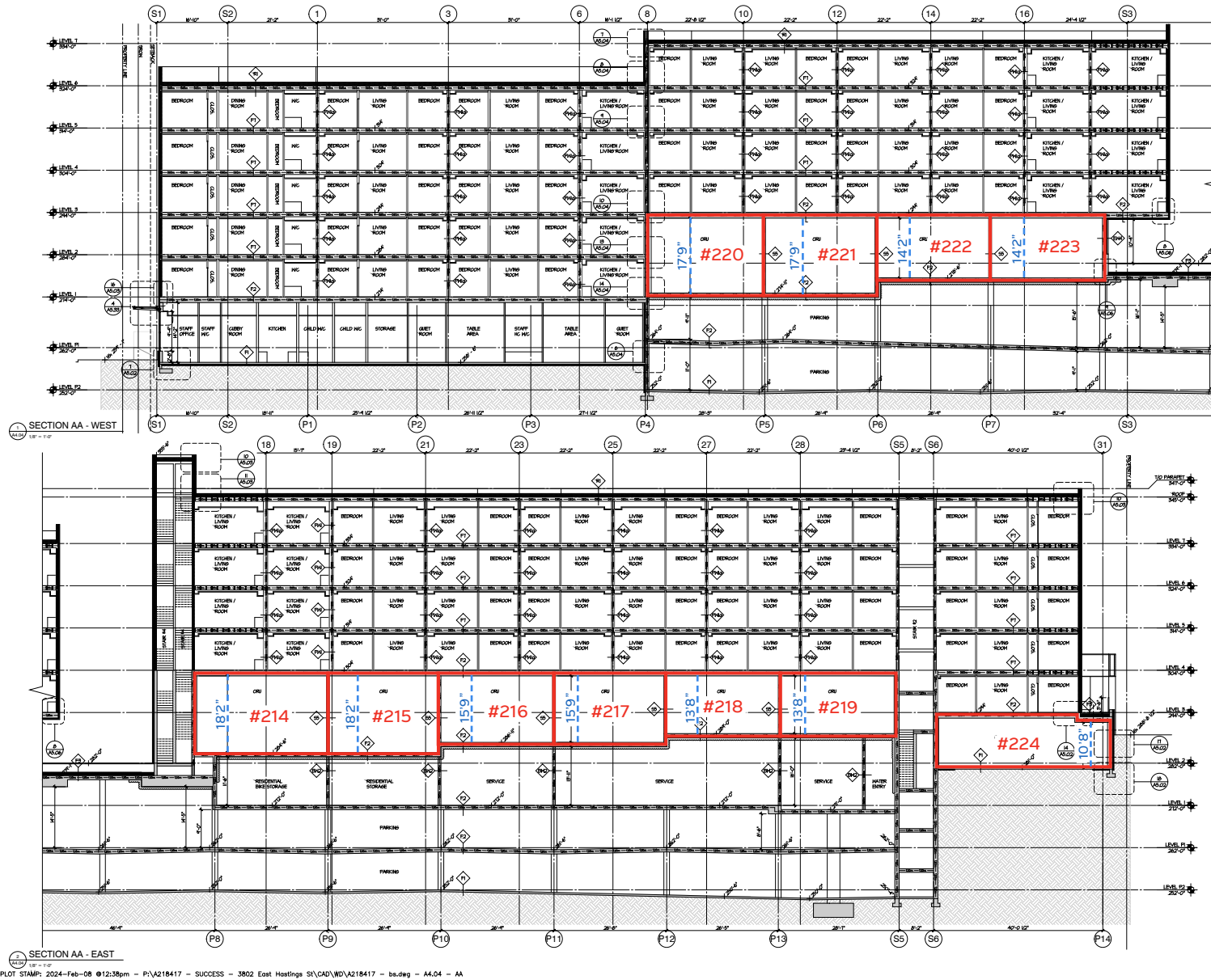
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ELEVATIONS



SECTION PLAN

UNIT NUMBER
CEILING HEIGHTS (slab to slab)



SECTION AA - WEST
1/8" = 1'-0"

SECTION AA - EAST
1/8" = 1'-0"

PLOT STAMP: 2024-Feb-08 @12:38pm -- P:\A218417 -- SUCCESS -- 3802 East Hastings ST\CAD\W\A218417 -- bs.dwg -- A4.04 -- AA

RENDERINGS

