



3838 HASTINGS ST

Burnaby, BC (Burnaby Heights)

RETAIL LEASING BROCHURE

DAN CLARK

Personal Real Estate Corporation

604.628.2577

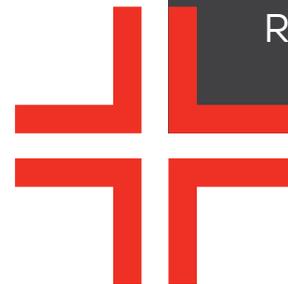
dan@sitings.ca

LIAM MARCH

Personal Real Estate Corporation

604.628.2583

liam@sitings.ca



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SITINGS.CA / 604.684.6767

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



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	

* 18" x 24" commercial kitchen exhaust available + gas line

▶ UNIT BASE BUILD SPECS

✦ 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: May 2027

✦ Zoning Links: [CD](#), [C8r](#), [Sec 3 Definitions](#)

✦ Parking Requirements

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

✦ Comprehensive Sign Plan (CSP) Signed by City of Burnaby

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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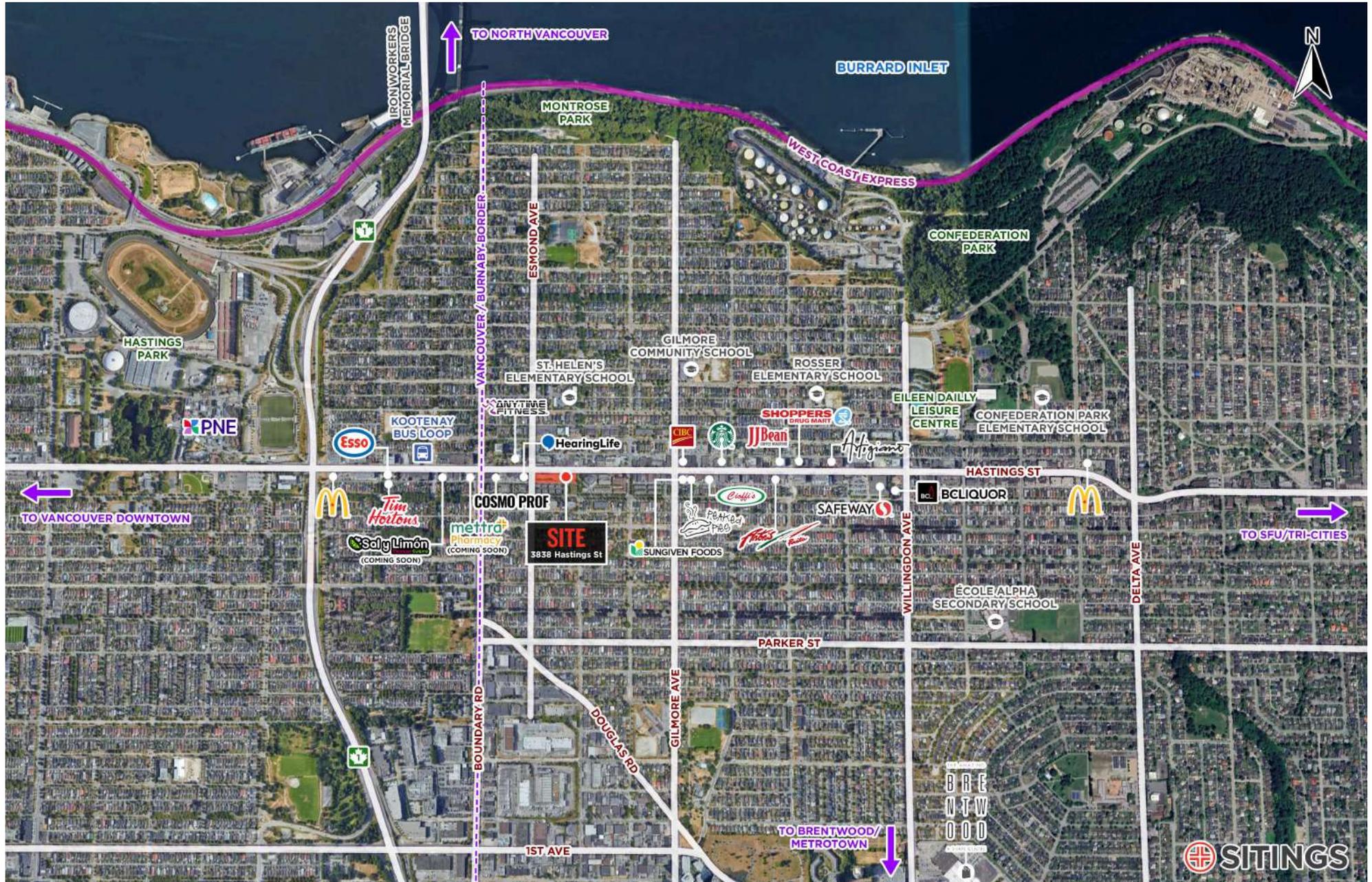
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AERIAL

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Burnaby, BC

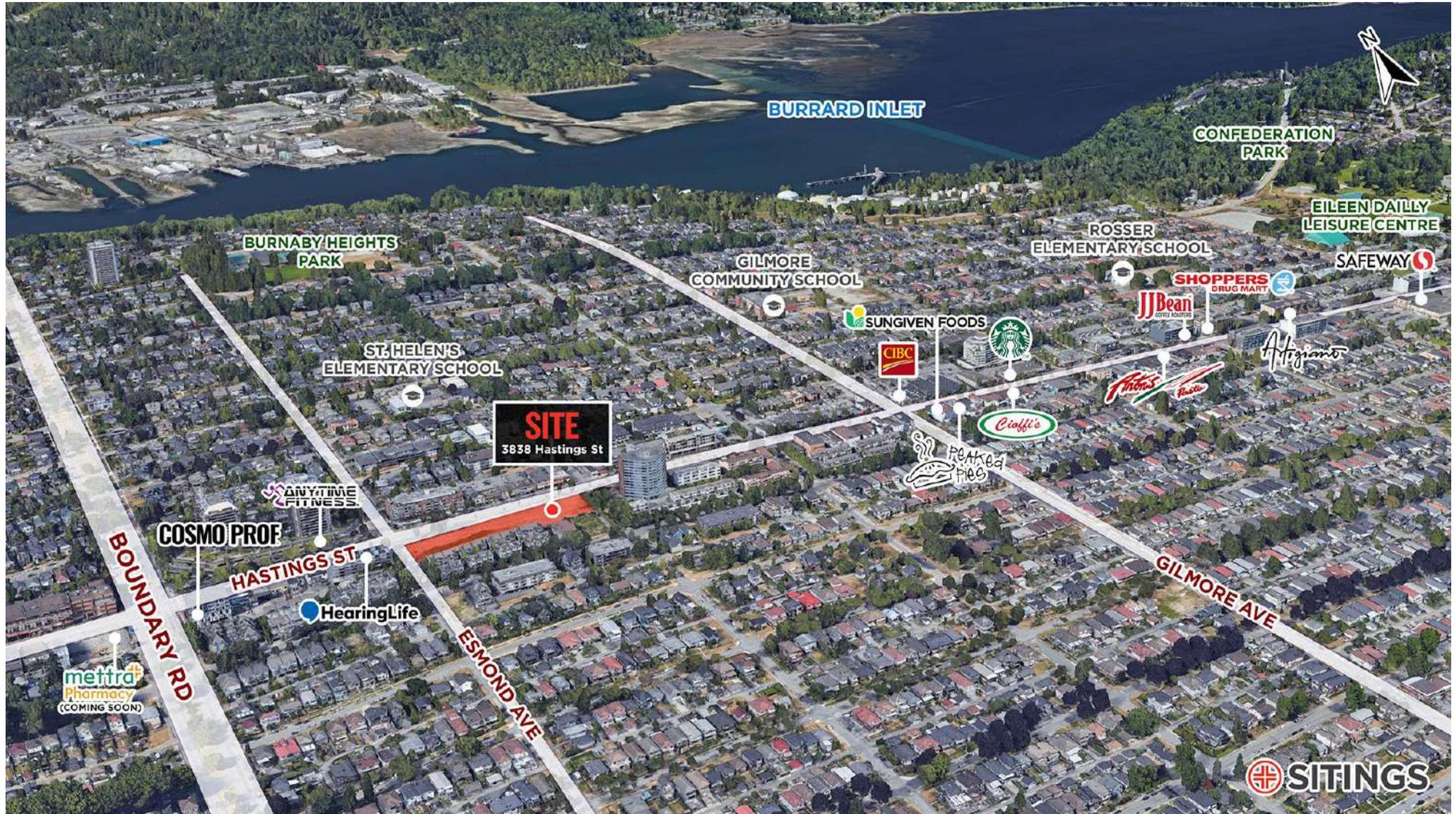


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BURNABY HEIGHTS



STREET PARKING



PARKING LEGEND

- 2hr free 9am - 6pm
- Streetfront parking,
1hr free 8:30am - 6pm,
Unlimited 6pm - 6am
- 2hr free 8:30am - 2:30pm
- 2hr free city parking lot



▶ PARKING REQUIREMENTS

RETAIL SITE PLAN

HASTINGS ST

YMCA
Childcare Facility

#214/215:
1,908 SF combined
(vent shaft in #215)

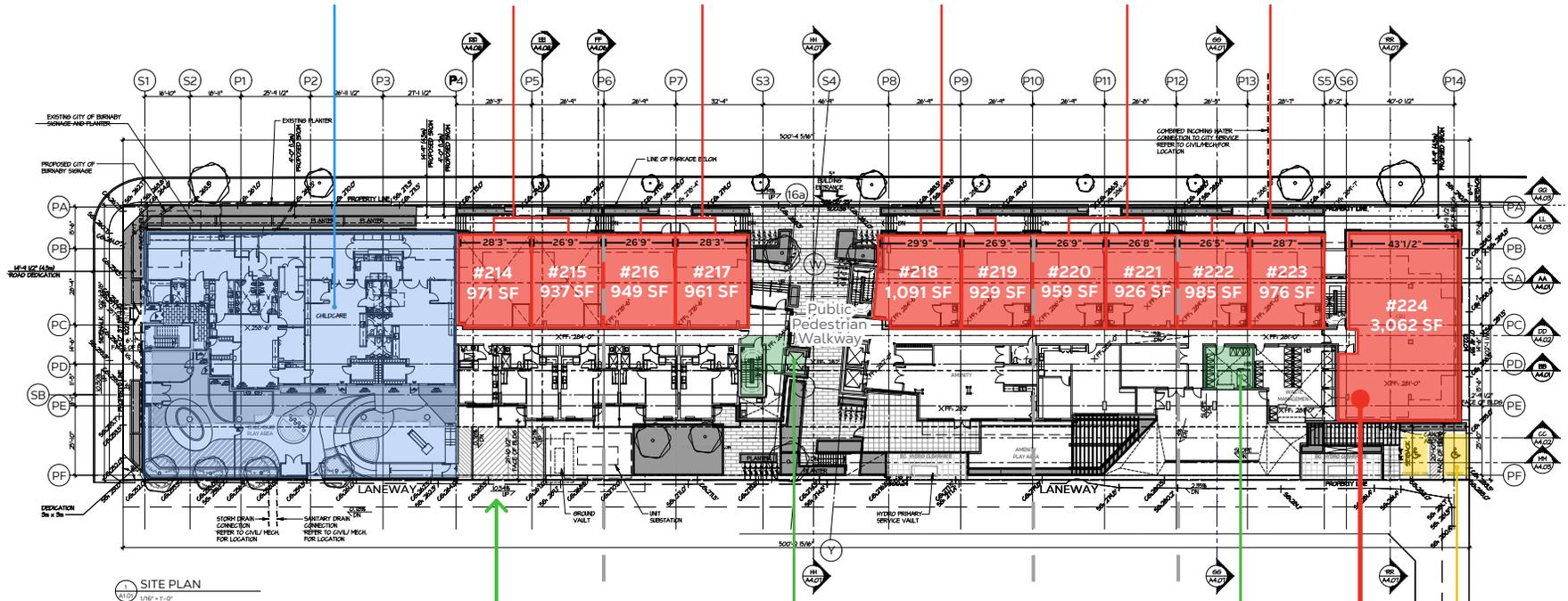
#216/217:
1,909 SF combined
(vent shaft in #217)

#218/219:
2,020 SF combined
(vent shaft in #219)

#220/221:
1,878 SF combined
(vent shaft in #220)

#222/223:
1,961 SF combined
(vent shaft in #222)

ESMONDAVE



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

Note: Unit Frontage measurements are approximate.

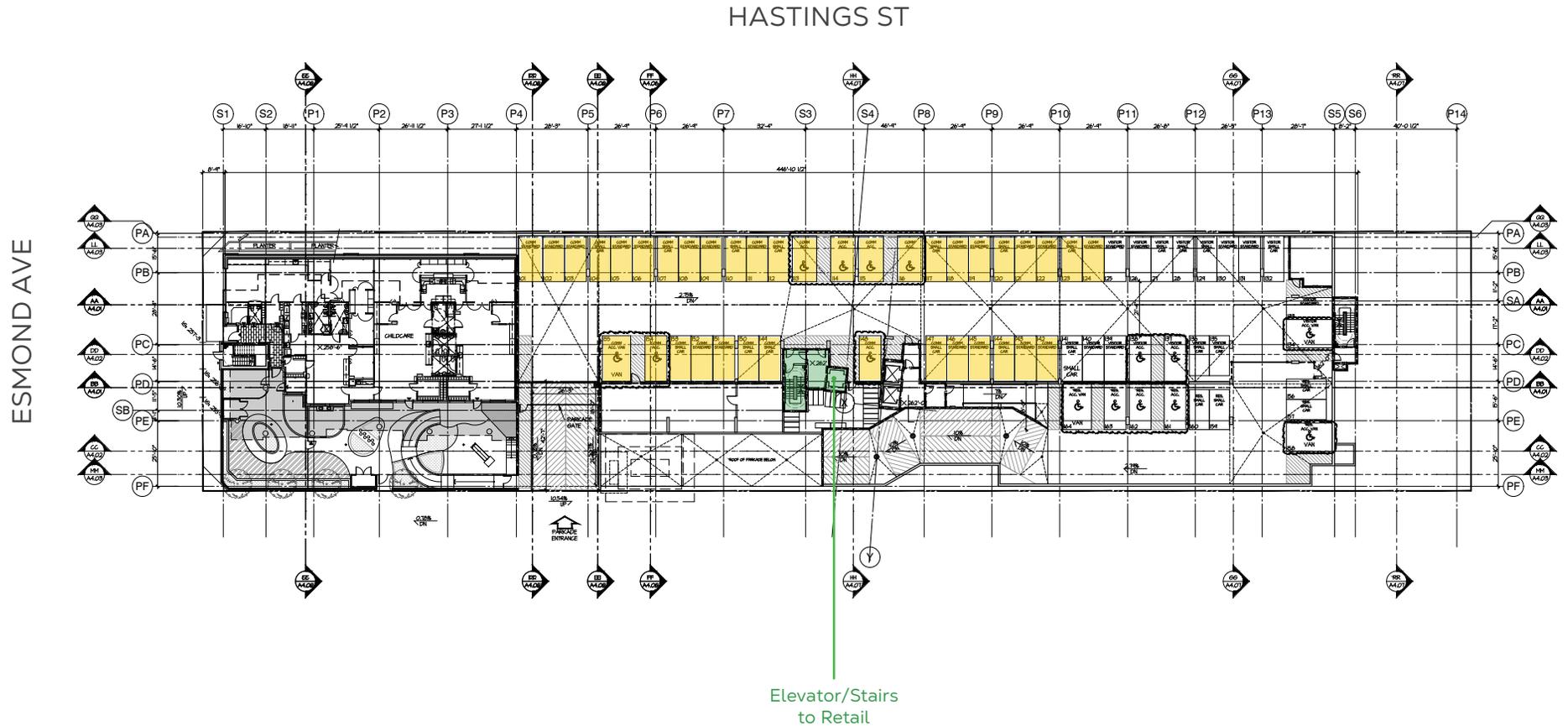
- ↑ grade change
- ↑ Underground Parking Entrance (38 stalls)
- ↑ Elevator/Stairs to Retail
- ↑ grade change
- ↑ grade change
- ↑ Common Commercial Garbage Room
- 2 Commercial H/C Parking Stalls
- UNIT #224 Storefront (at grade with laneway)

▶ UNIT BASE BUILD SPECS

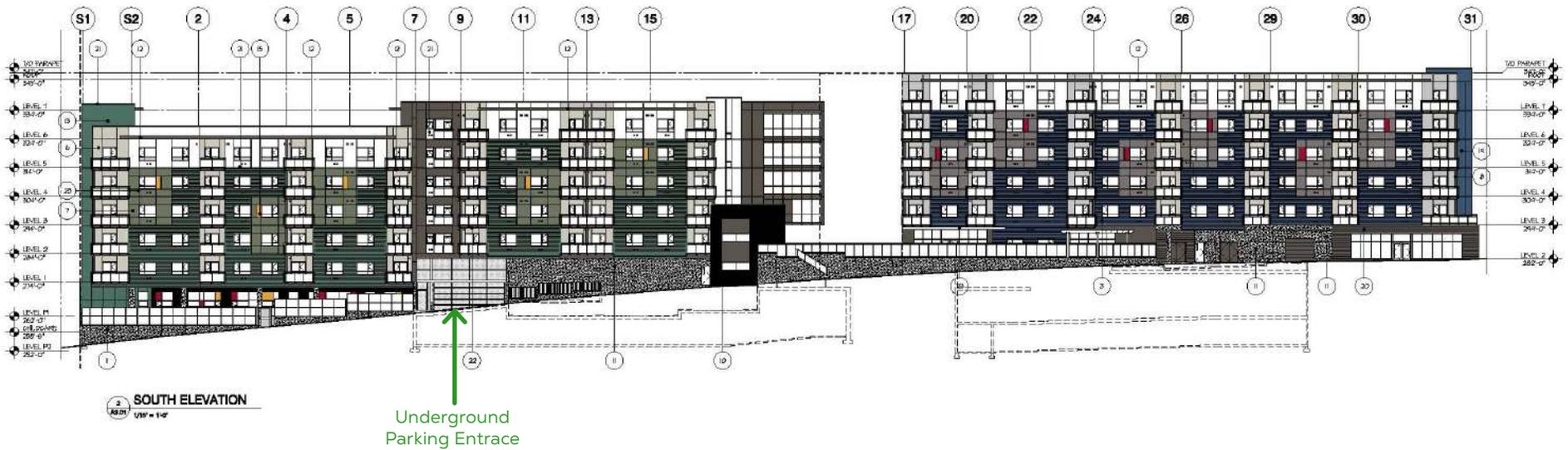
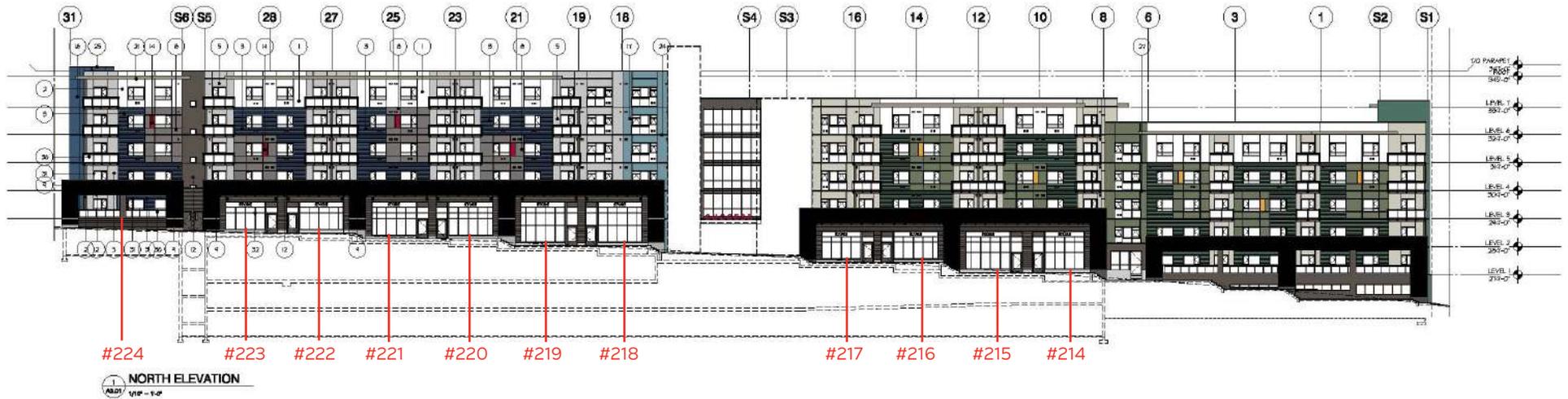
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P1 PARKING PLAN

commercial parking

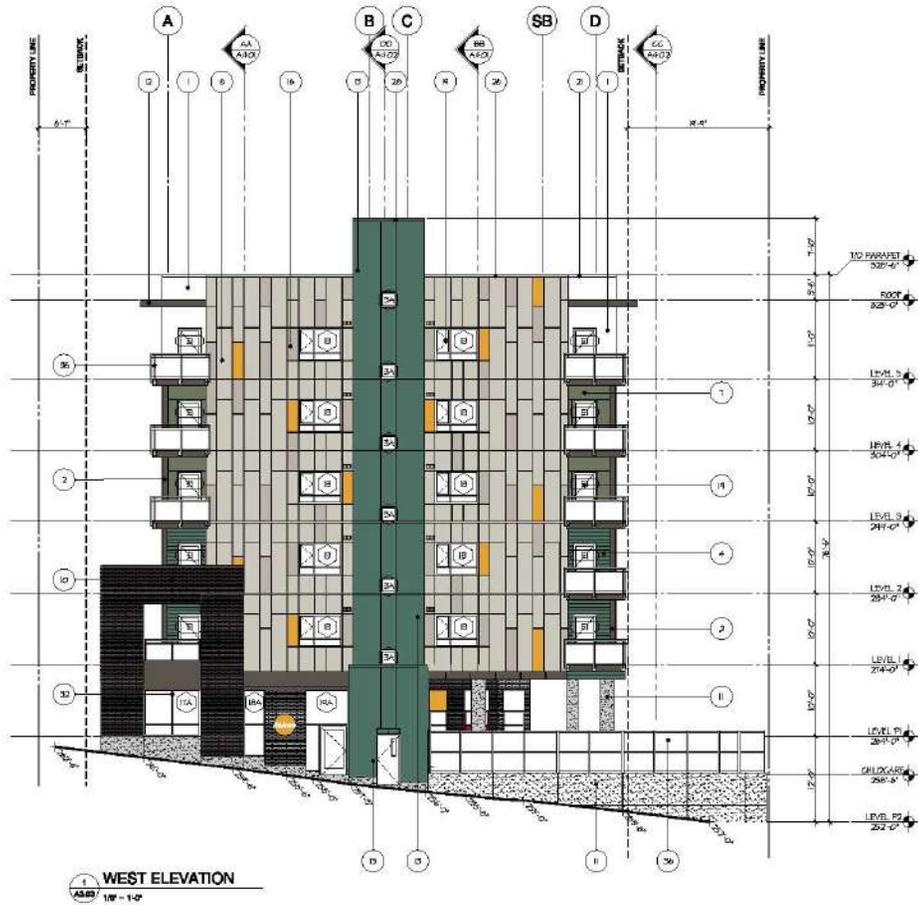


ELEVATIONS



► CRU PROVISIONS & UPSIZED SERVICES

ELEVATIONS

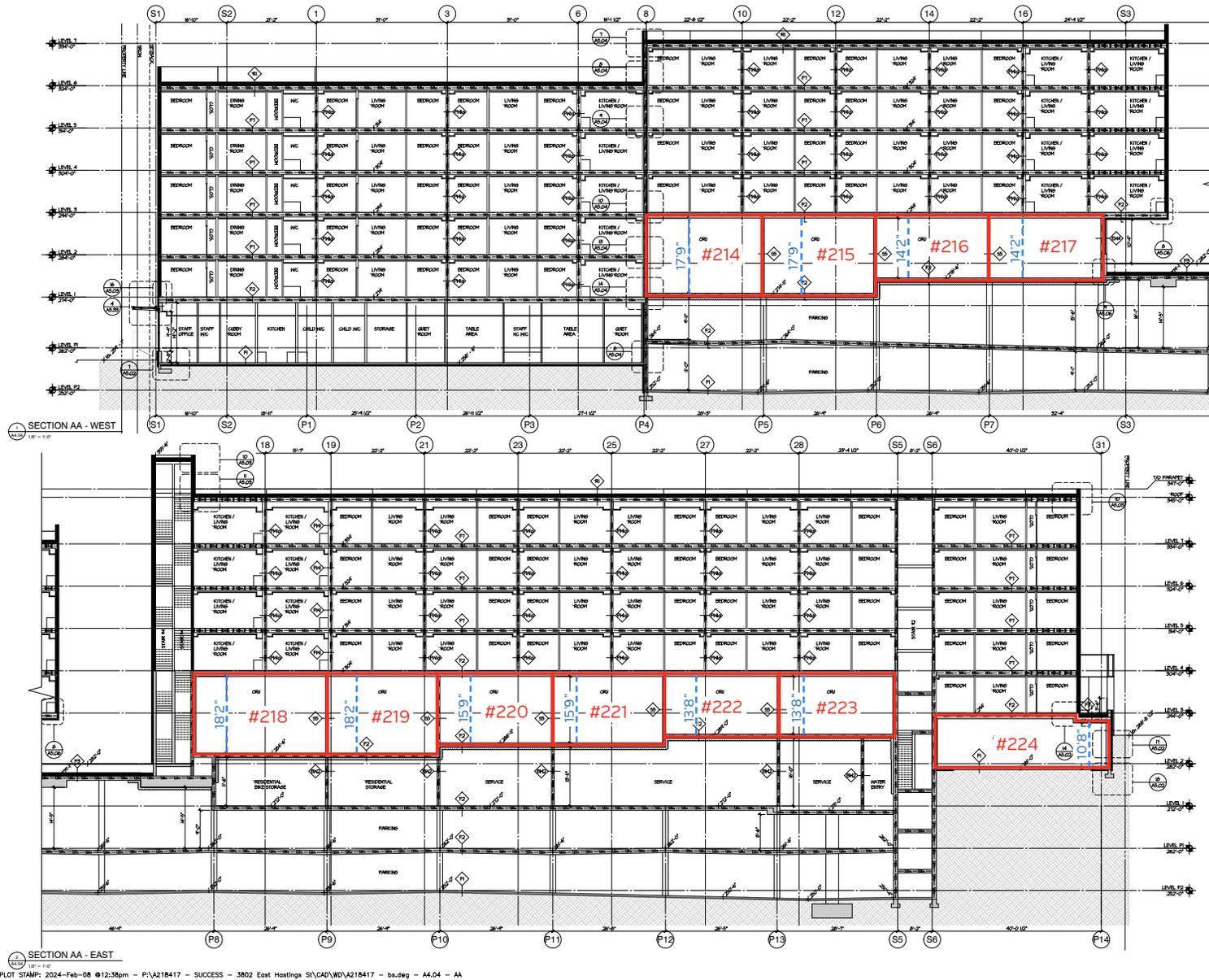


► CRU PROVISIONS & UPSIZED SERVICES

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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



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