



**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

**SITINGS REALTY LTD.**

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



*Artist rendition. All renderings/pictures are for illustration purposes only.*

# 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

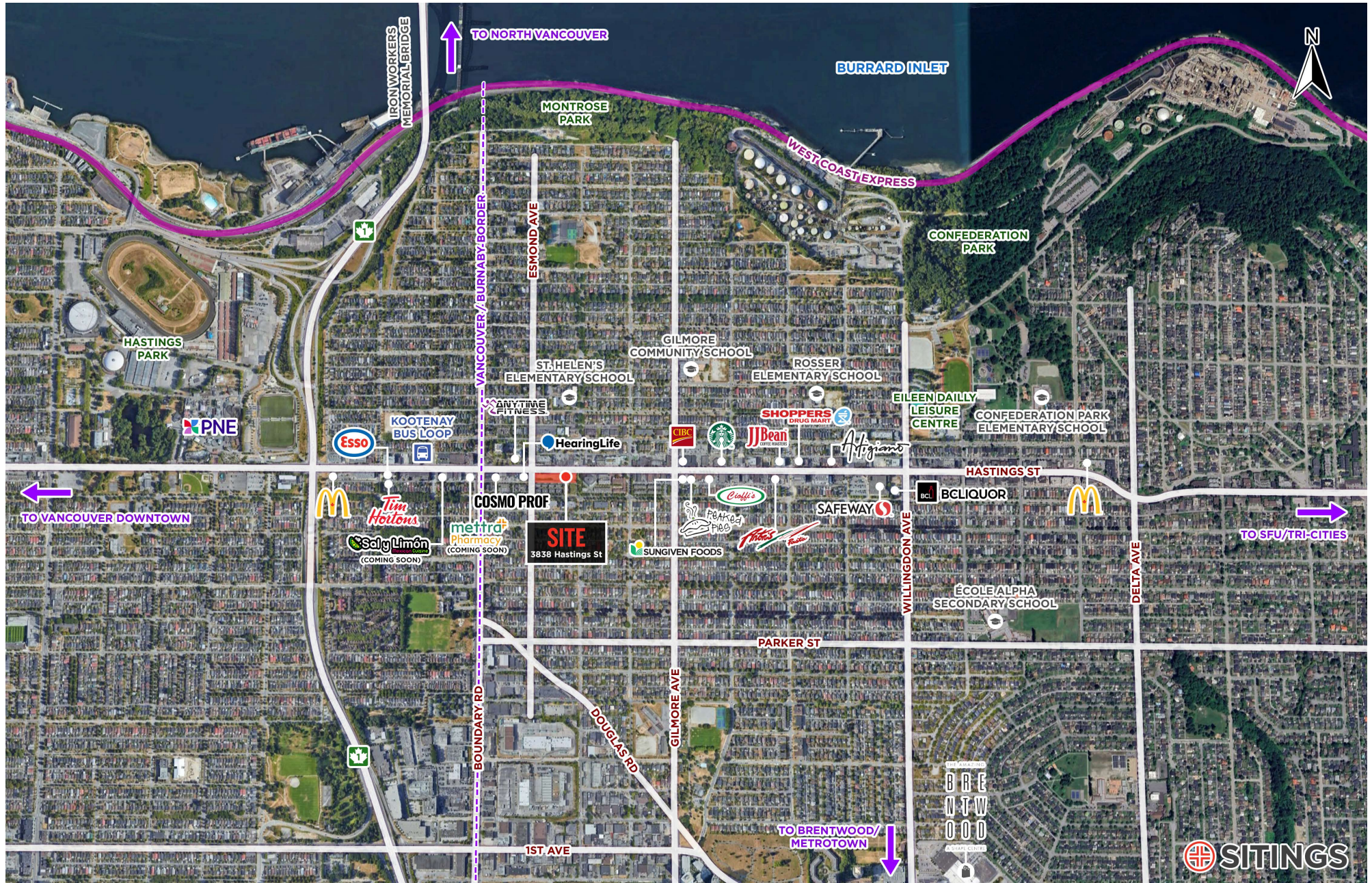
# CONTACT

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

**LIAM MARCH**  
Personal Real Estate Corporation  
  
604.628.2583  
liam@sitings.ca

# AERIAL

3838 HASTINGS ST  
Burnaby, BC



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 therefrom. 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.

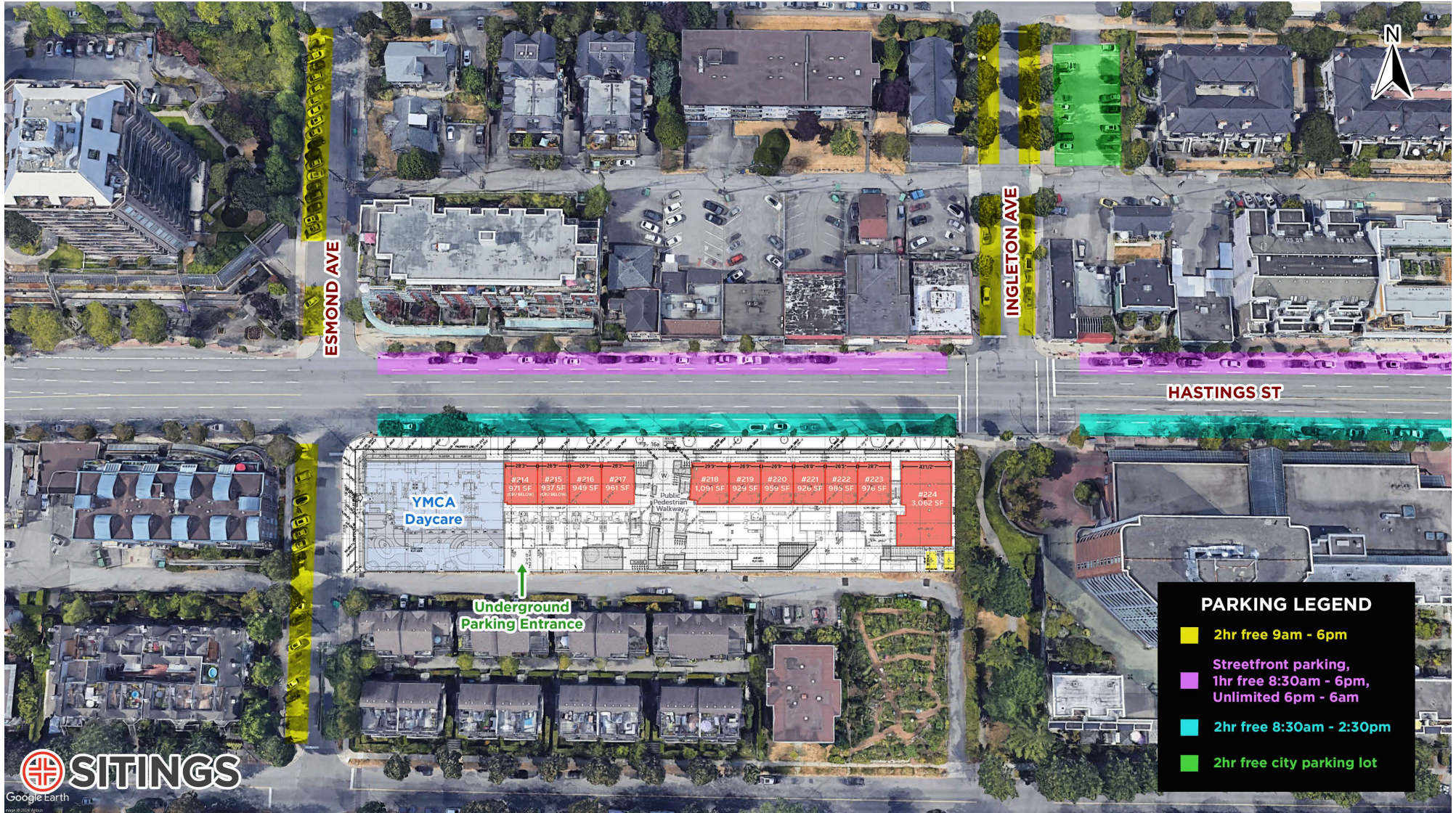


SITINGS.CA  
604.684.6767

# BURNABY HEIGHTS



# STREET PARKING

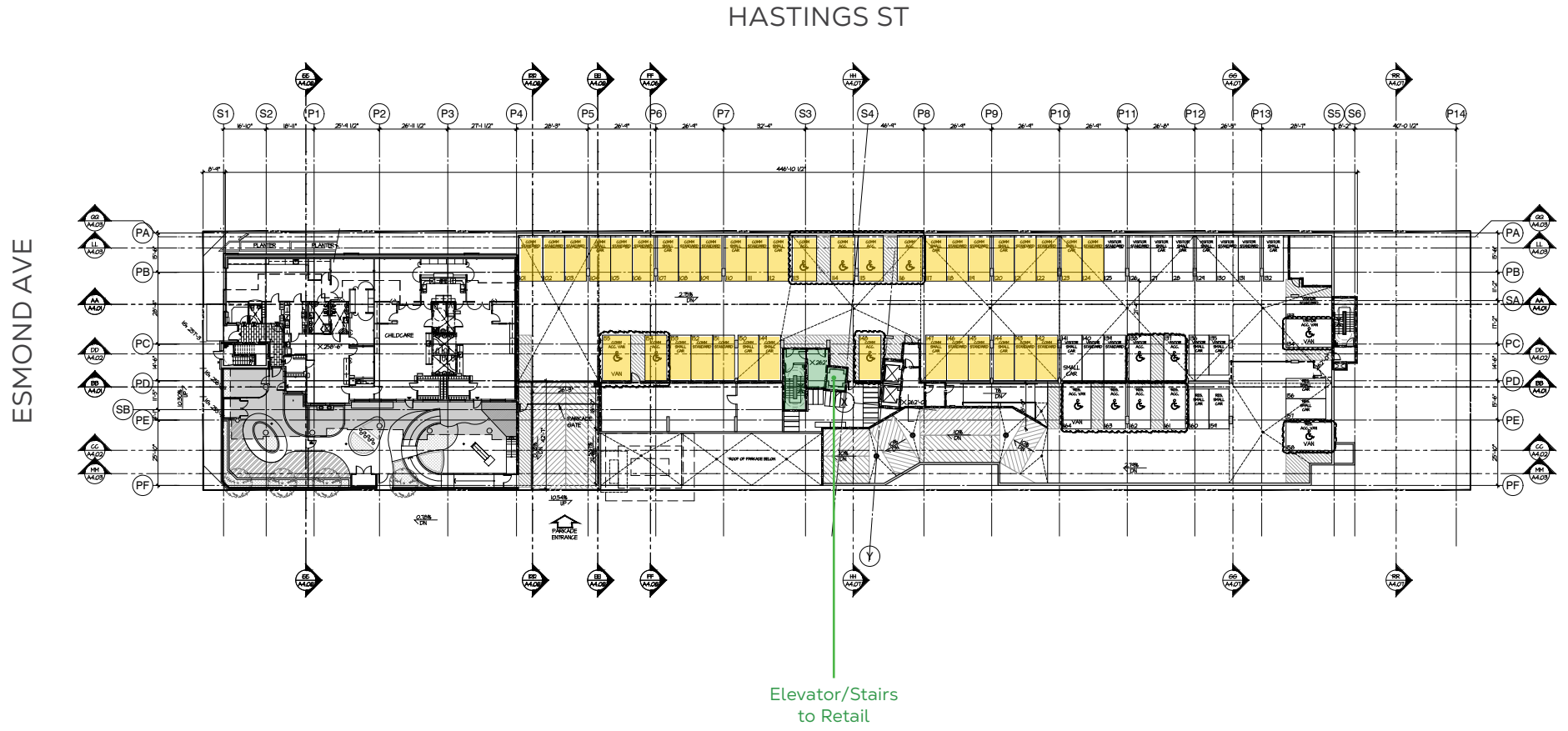


## ▶ PARKING REQUIREMENTS



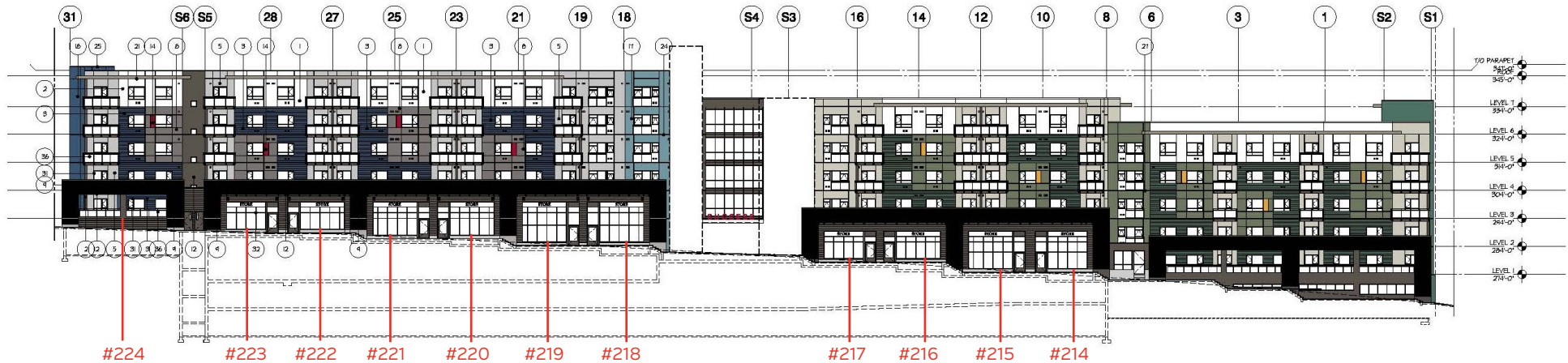
# P1 PARKING PLAN

 commercial parking

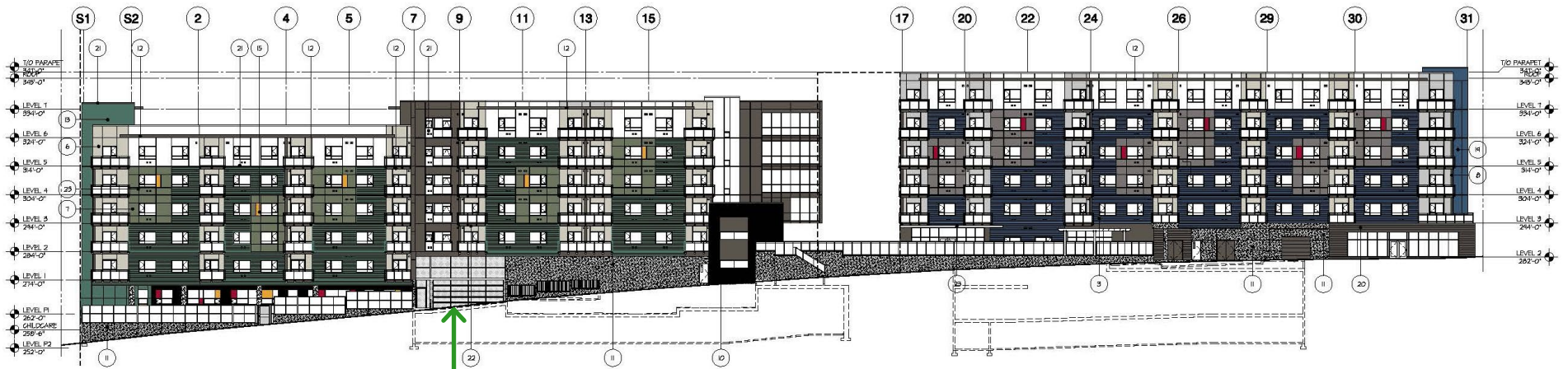


This document/email has been prepared by Sitings Realty Ltd. for advertising and general information only. Although information contained herein is from sources we believe reliable, Sitings Realty Ltd. makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the 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.

# ELEVATIONS



1 NORTH ELEVATION  
AS21 1/8" = 1'-0"

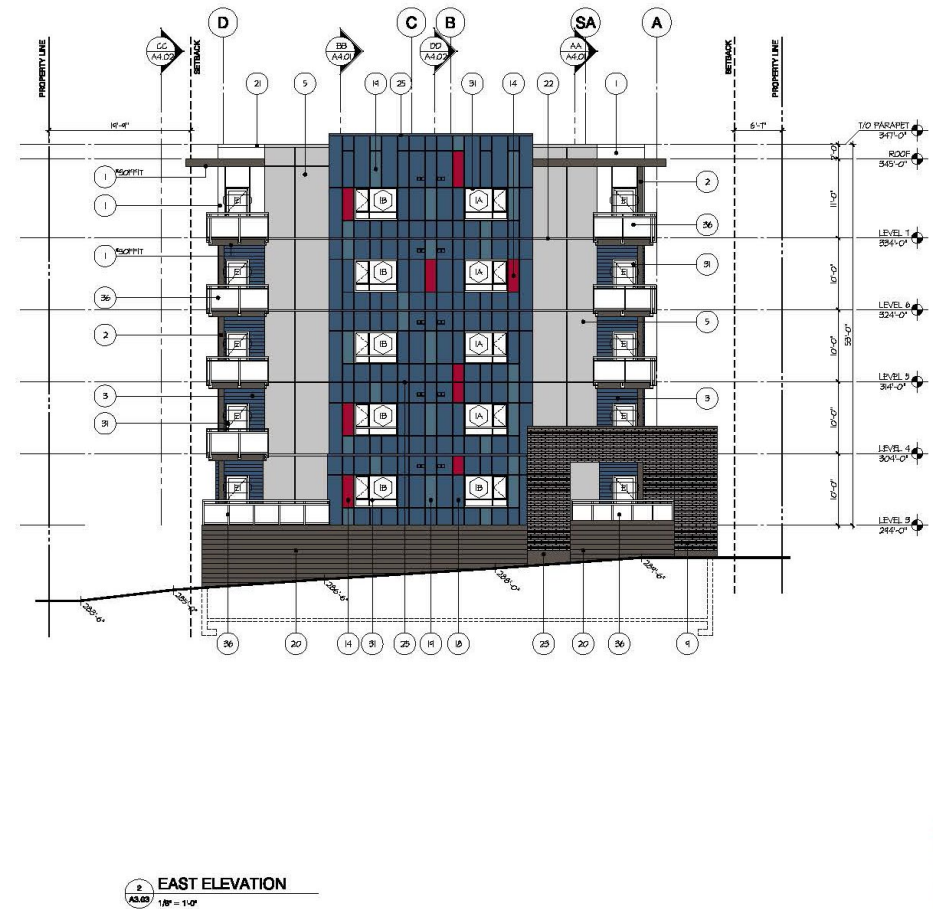
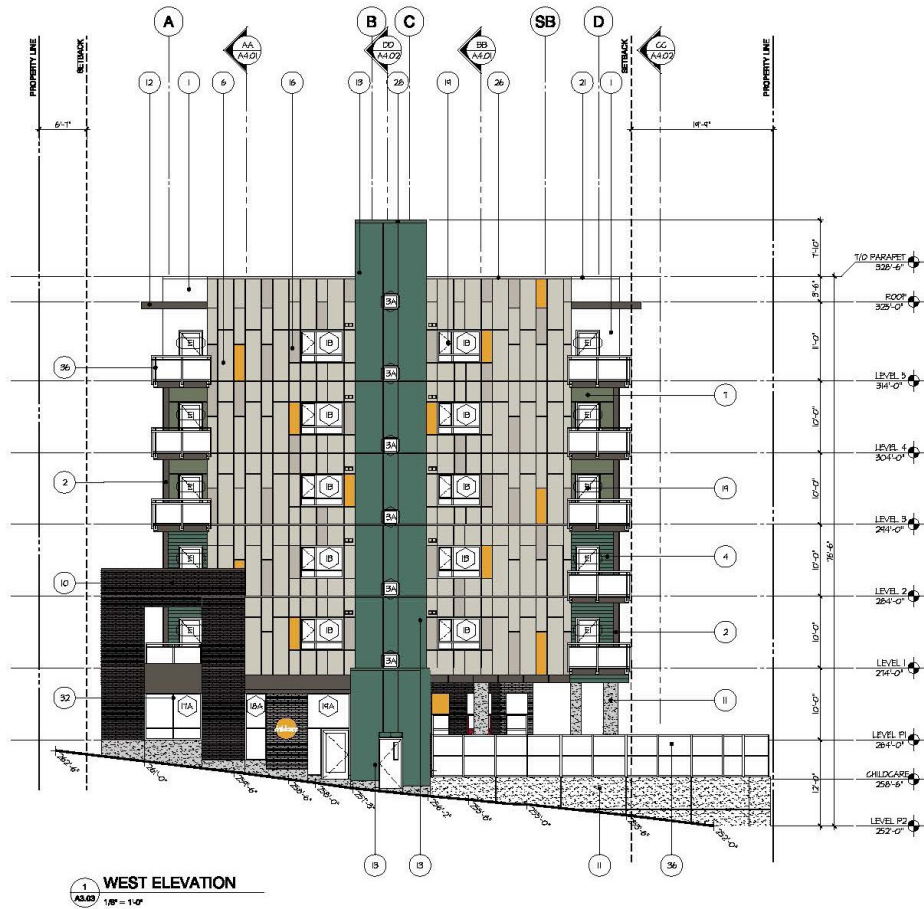


2 SOUTH ELEVATION  
AS21 1/8" = 1'-0"

Underground  
Parking Entrance

## ► CRU PROVISIONS & UPSIZED SERVICES

# ELEVATIONS

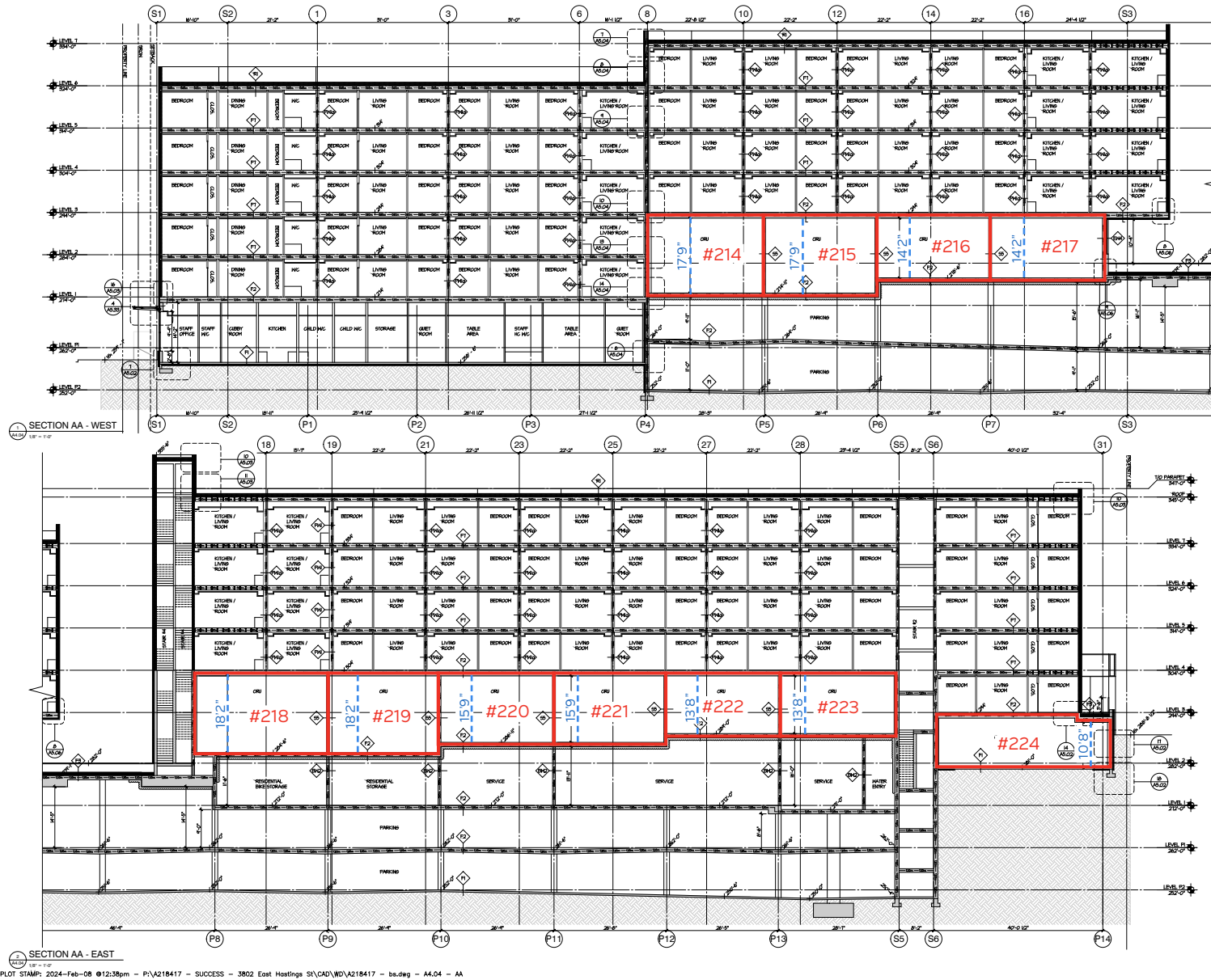


## ► CRU PROVISIONS & UPSIZED SERVICES

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.

# 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



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.

# PHOTOS

