



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)
- ✦ Onsite childcare facility (operated by YMCA)
- ✦ 161 non-market rental residential units
- ✦ 40 underground retail stalls + 2hr free city street parking on Esmond Ave & Hastings



DETAILS

3838 HASTINGS ST
Burnaby, BC

✚ 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: Q1 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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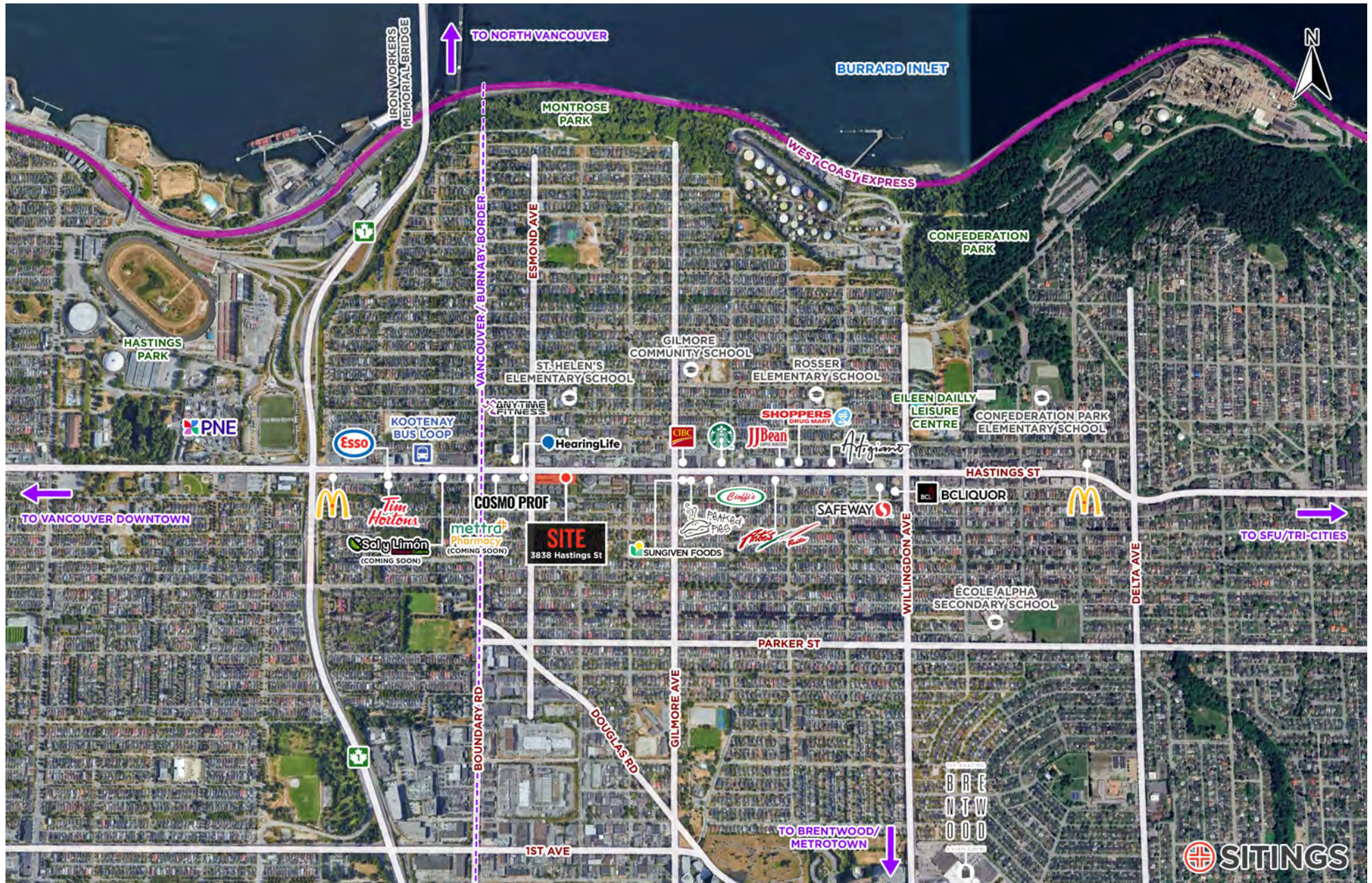
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AERIAL

3838 HASTINGS ST
Burnaby, BC



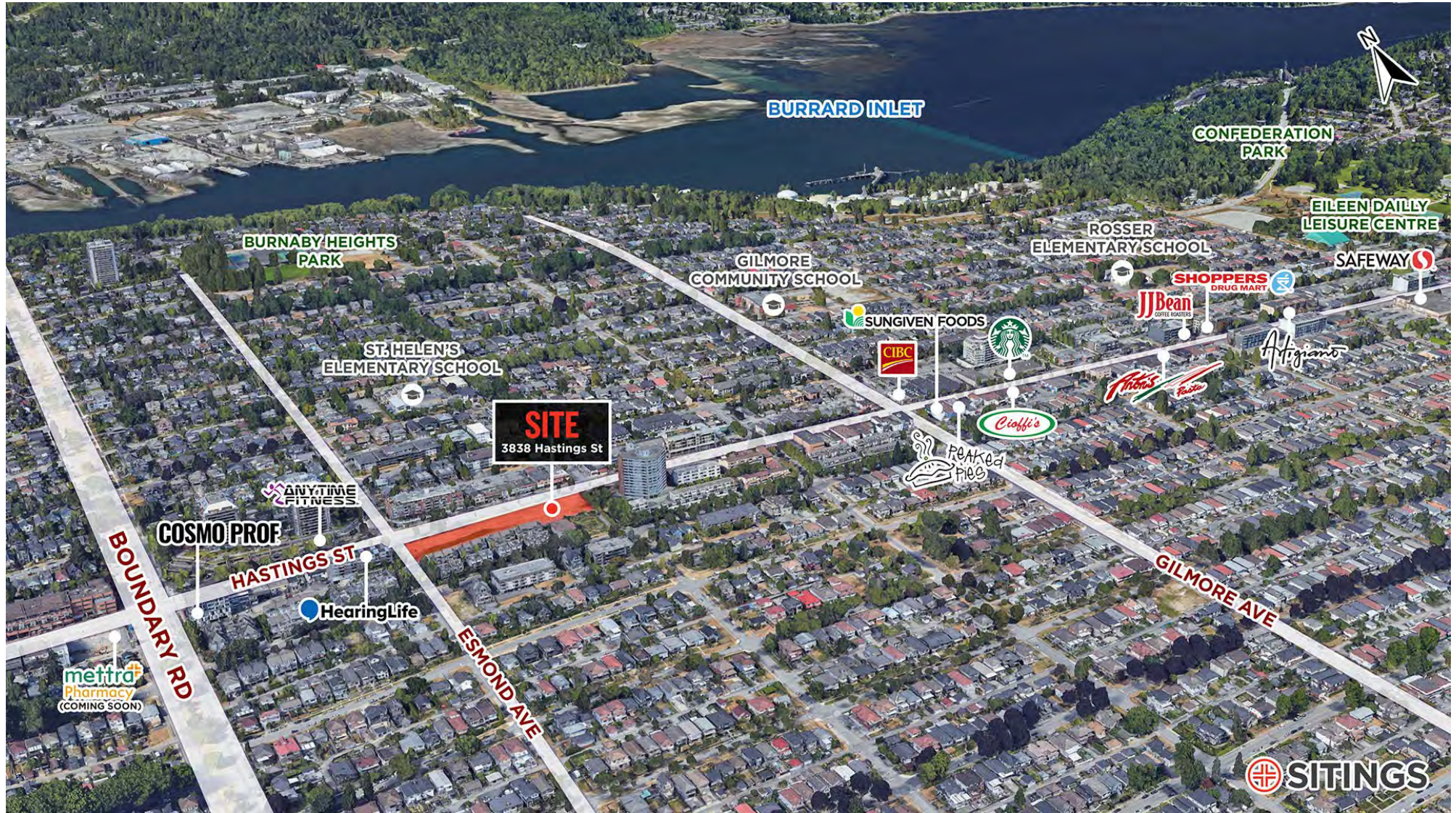
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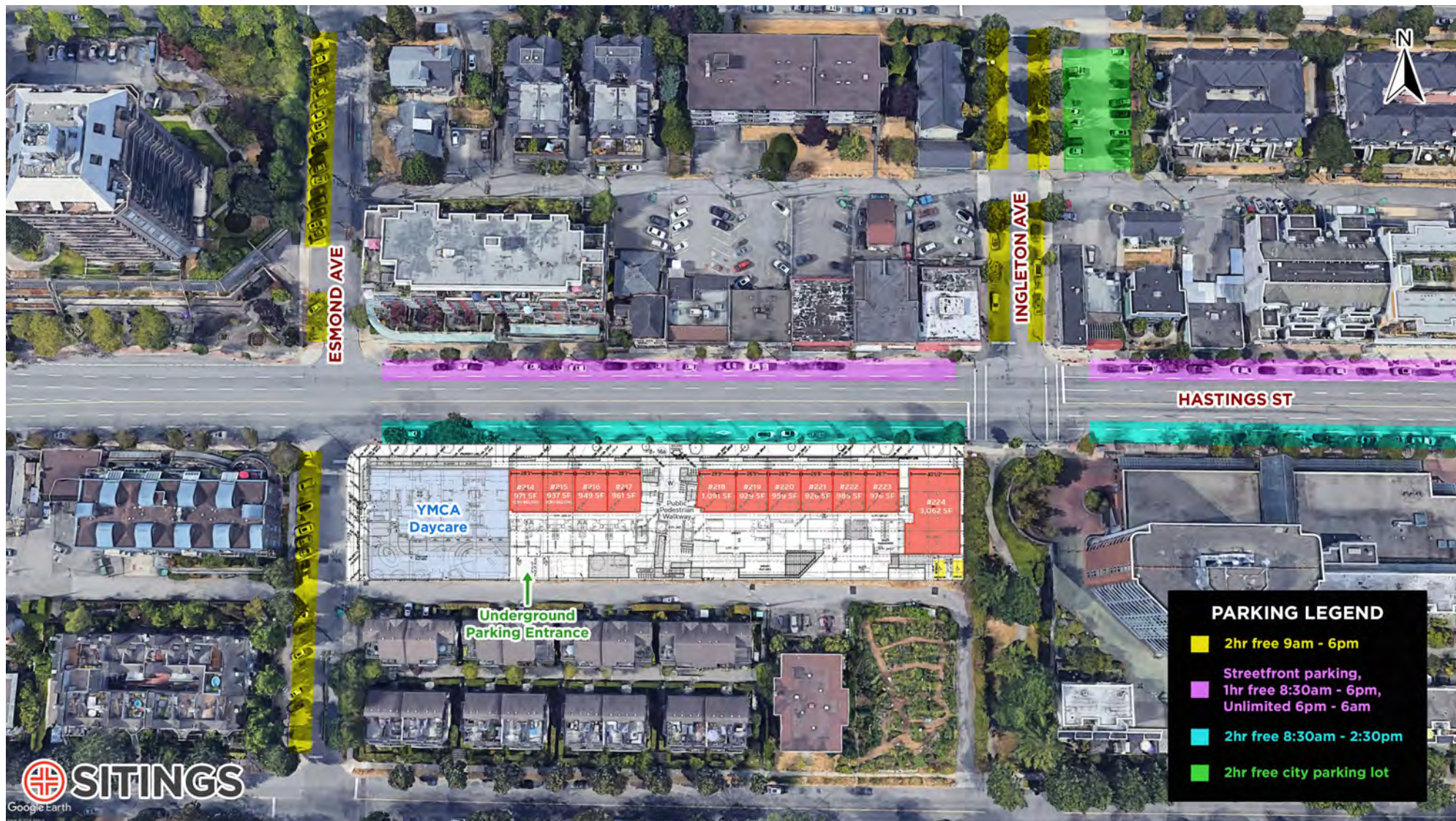
XTEAM
RETAIL ADVISORS

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BURNABY HEIGHTS

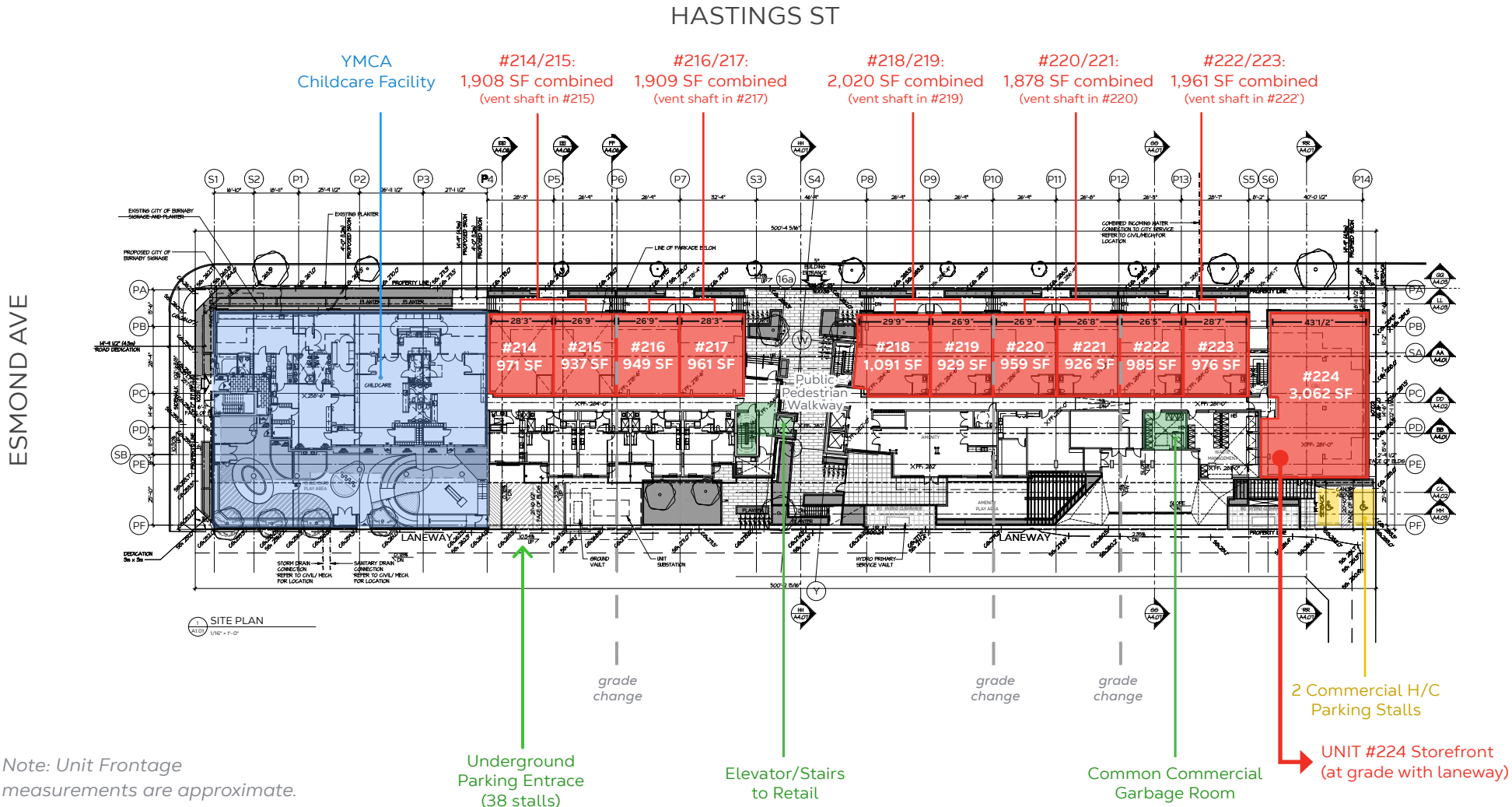


STREET PARKING



► PARKING REQUIREMENTS

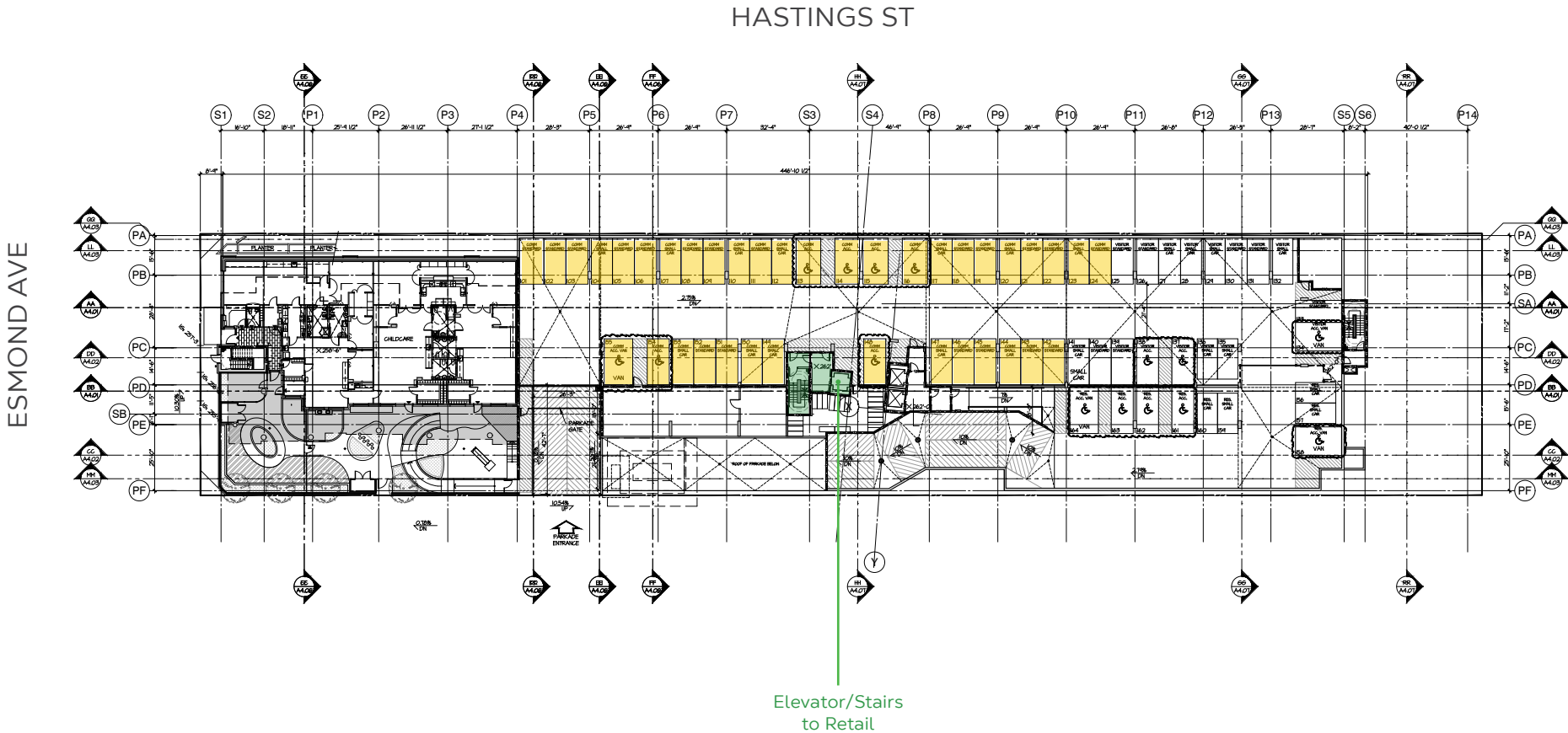
RETAIL SITE PLAN



► UNIT BASE BUILD SPECS

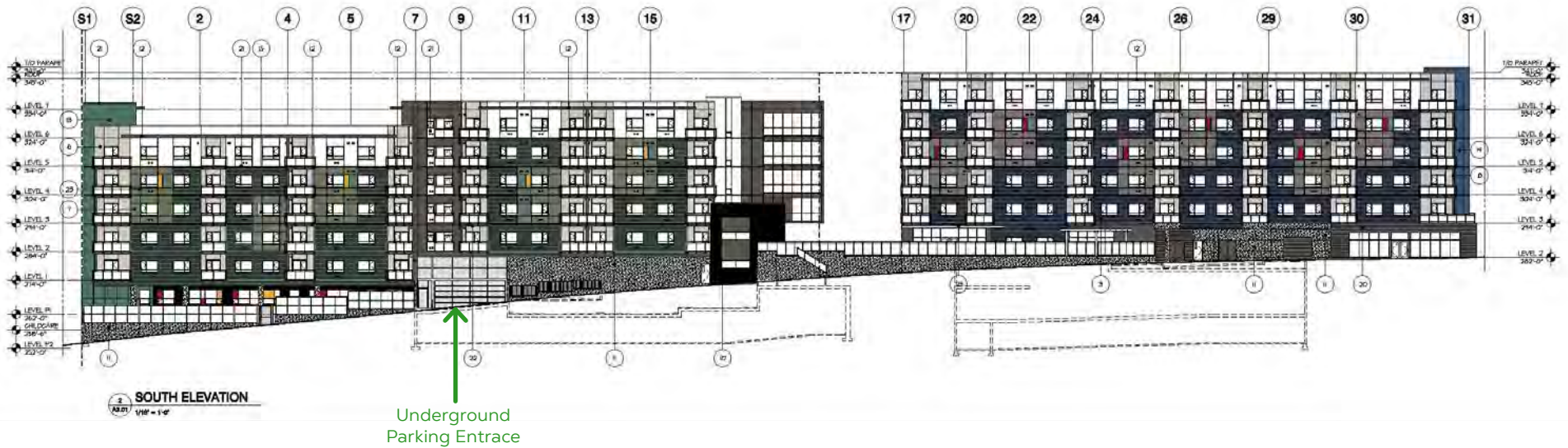
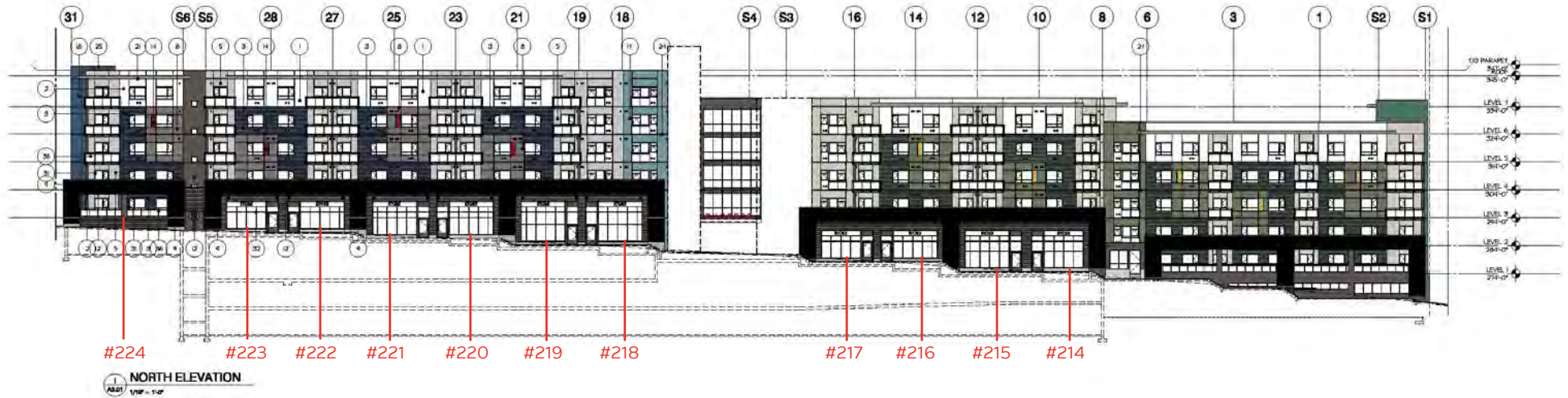
P1 PARKING PLAN

commercial parking



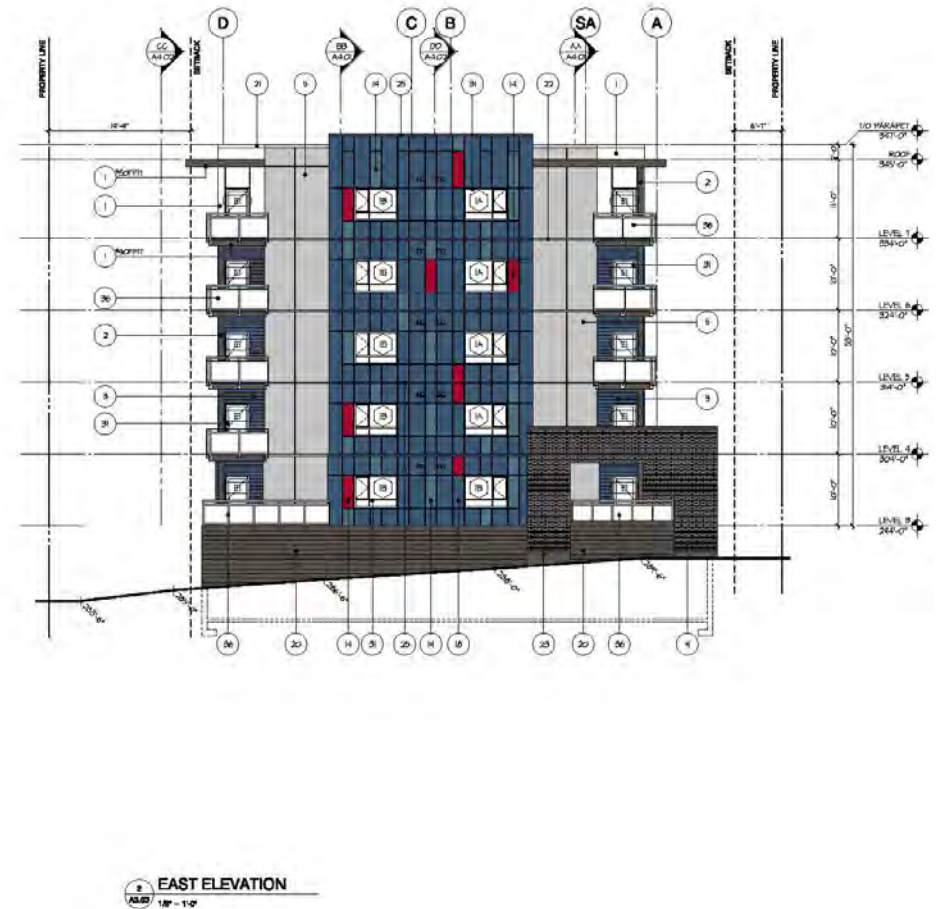
Elevator/Stairs
to Retail

ELEVATIONS



► CRU PROVISIONS & UPSIZED SERVICES

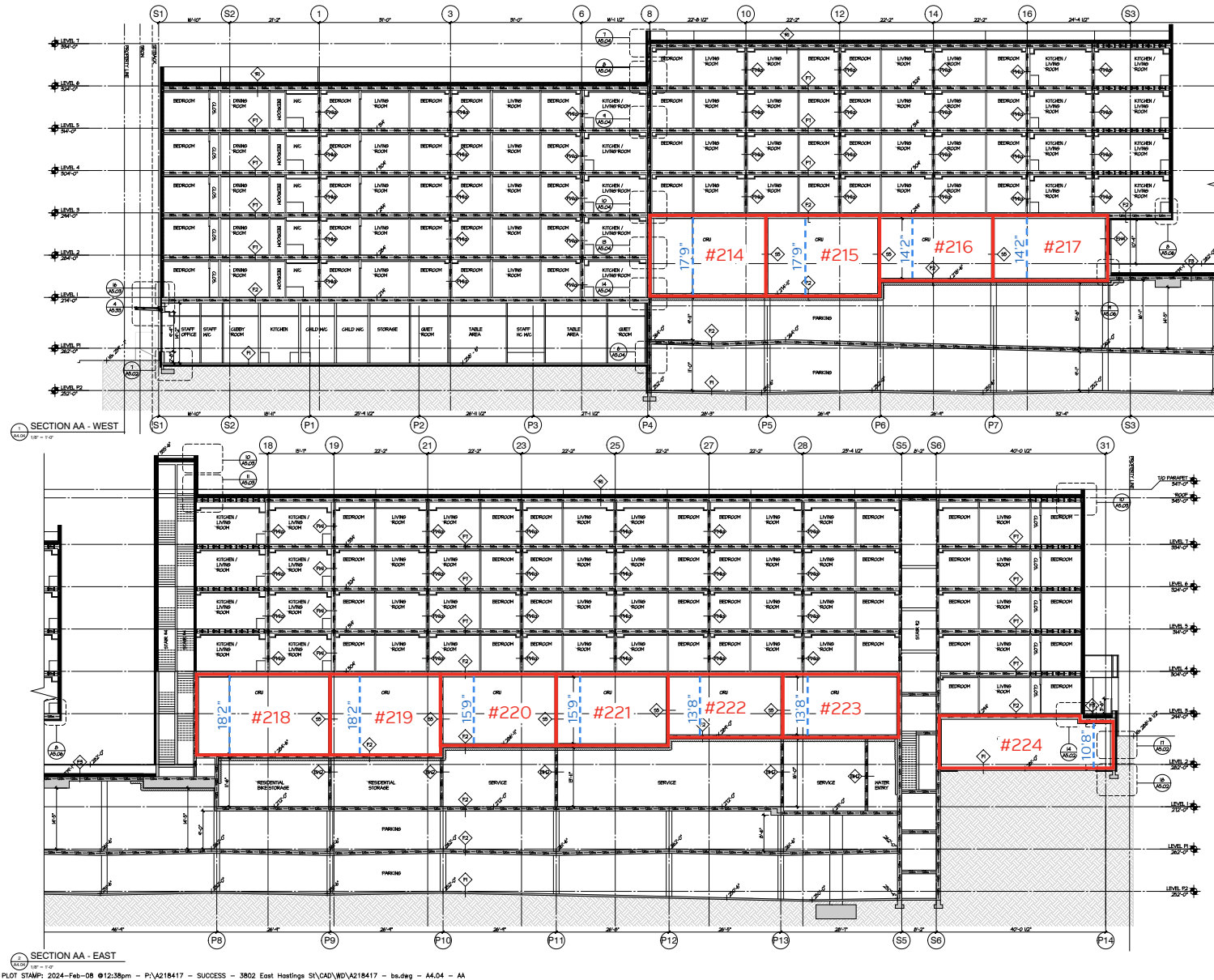
ELEVATIONS



► CRU PROVISIONS & UPSIZED SERVICES

SECTION PLAN

UNIT NUMBER
CEILING HEIGHTS (slab to slab)



RENDERINGS

