



FOR LEASE

4265 DAWSON STREET, BURNABY

CORNER RETAIL UNIT IN THE
HEART OF BRENTWOOD

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OPPORTUNITY

4265 Dawson Street presents a rare opportunity to lease a prominent corner retail unit at Akimbo, a landmark mixed-use development in Brentwood, one of Metro Vancouver's most desirable and rapidly evolving urban centres.

- The location benefits from a strong mix of residential density, office users, and retail traffic within the immediate trade area.
- In close proximity to two Skytrain Stations: Gilmore Station (3 minute walking distance) & Brentwood Town Centre Station (8 minute walking distance).
- Over 20,000 residents within a 1km radius.
- Surrounded by a significant and growing population base, driven by major developments including Gilmore Place, Solo District, The Amazing Brentwood, and numerous nearby high-rise residential towers.



EXCELLENT
EXPOSURE ON
DAWSON STREET

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DETAILS

✚ Size: 1,492 SF

✚ Available: Immediately

✚ Base Rent: Contact Listing Agent

✚ Power: 200 AMPS

✚ Additional Rent (2026 est.): \$25.00 PSF

✚ Venting: Potential for kitchen exhaust

✚ Zoning: Comprehensive Development (CD) permitting C3 Commercial Uses

✚ Parking: Up to 2 reserved stalls (paid)

AREA TENANTS



DEMOGRAPHICS

Drive Time	3 MIN	5 MIN	10MIN
2025 Population	24,518	59,995	317,328
2030 Populations Projections	26,064	62,406	330,997
2025 Average HH Income	\$126,220	\$128,992	\$128,053
2030 Average HH Income Projections	\$150,966	\$153,032	\$151,482

CONTACT

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AERIAL



PHOTOS

