



FOR LEASE | RETAIL UNITS IN PHASE 4

# SOLO DISTRICT

Lougheed Highway at Willingdon Avenue  
Burnaby, BC

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# PROJECT SUMMARY

Solo District is the newest offering by Jim Bosa's Appia Development, renowned for building high quality projects throughout Metro Vancouver. When complete, the project is currently planned to offer:

- + Over 120,000 square feet anchored by Whole Foods, a Signature BC Liquor Store and Shoppers Drug Mart.
- + 4 high density towers with over 1,400 residential units, on-site.
- + Over 230,000 square feet of office space. Existing tenants include: Yellow Pages, Capcom, CMW Insurance and Regus.
- + Phase 1, 2 and 3 are complete. Phase 4 is currently under construction.



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# DETAILS

## ✦ Phase 4 CRU Availability:

- ✦ CRU 1: Under Contract
- ✦ CRU 2: 1,598 SF
- ✦ CRU 3: 2,024 SF
- ✦ CRU 4: 1,737 SF
- ✦ CRU 5: Under Contract
- ✦ CRU 6: Under Contract
- ✦ CRU 7: Under Contract

*Note: The rentable area includes a 10% gross up for common area*

✦ Available: Phase 4 - Estimated Completion 2027

✦ Base Rent: Please Contact Listing Agent

✦ Additional Rent: Approx. \$36.57 PSF (est. for 2025)

✦ Parking: Ample parking on-site, both surface and subsurface

✦ Zoning: Comprehensive Development (CD) permitting C3 Commercial Uses.

# PROJECT TENANTS



**BC LIQUORSTORES**



**CLAUDIO'S**  
RISTORANTE

# DEMOGRAPHICS

Drive Time	5 MIN	7 MIN	12 MIN
2025 Population	228,713	411,567	1,202,899
2030 Populations Projections	237,171	427,736	1,255,085
2025 Daytime Population	236,045	404,827	1,271,129
2025 Average HH Income	\$129,138	\$128,212	\$135,843

# CONTACT

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# OVERALL SITE PLAN

- Available
- Under Contract
- Leased

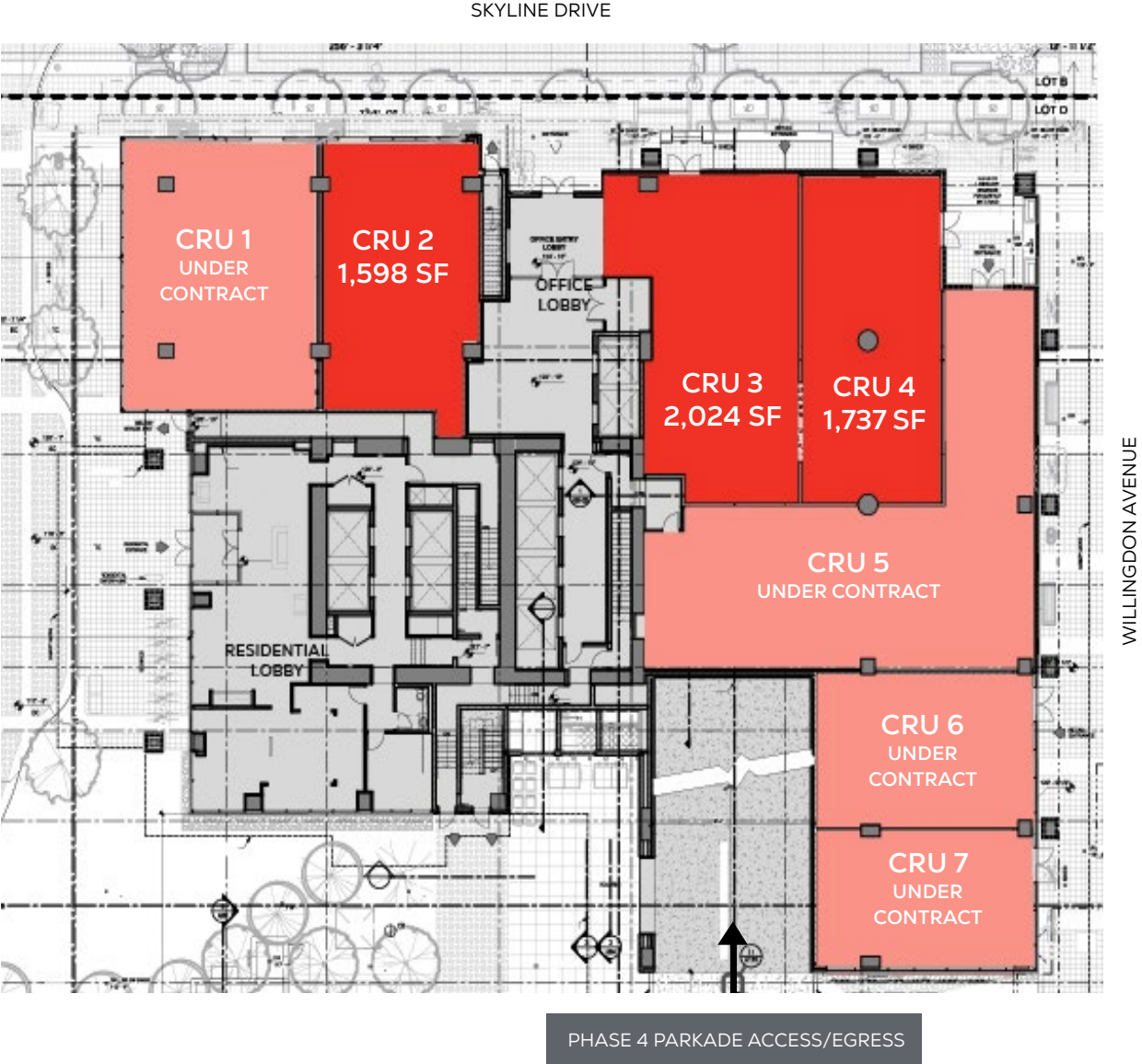


\* Unit is currently being surveyed. Rentable area is estimated only.

\*\*Demising options on the following page

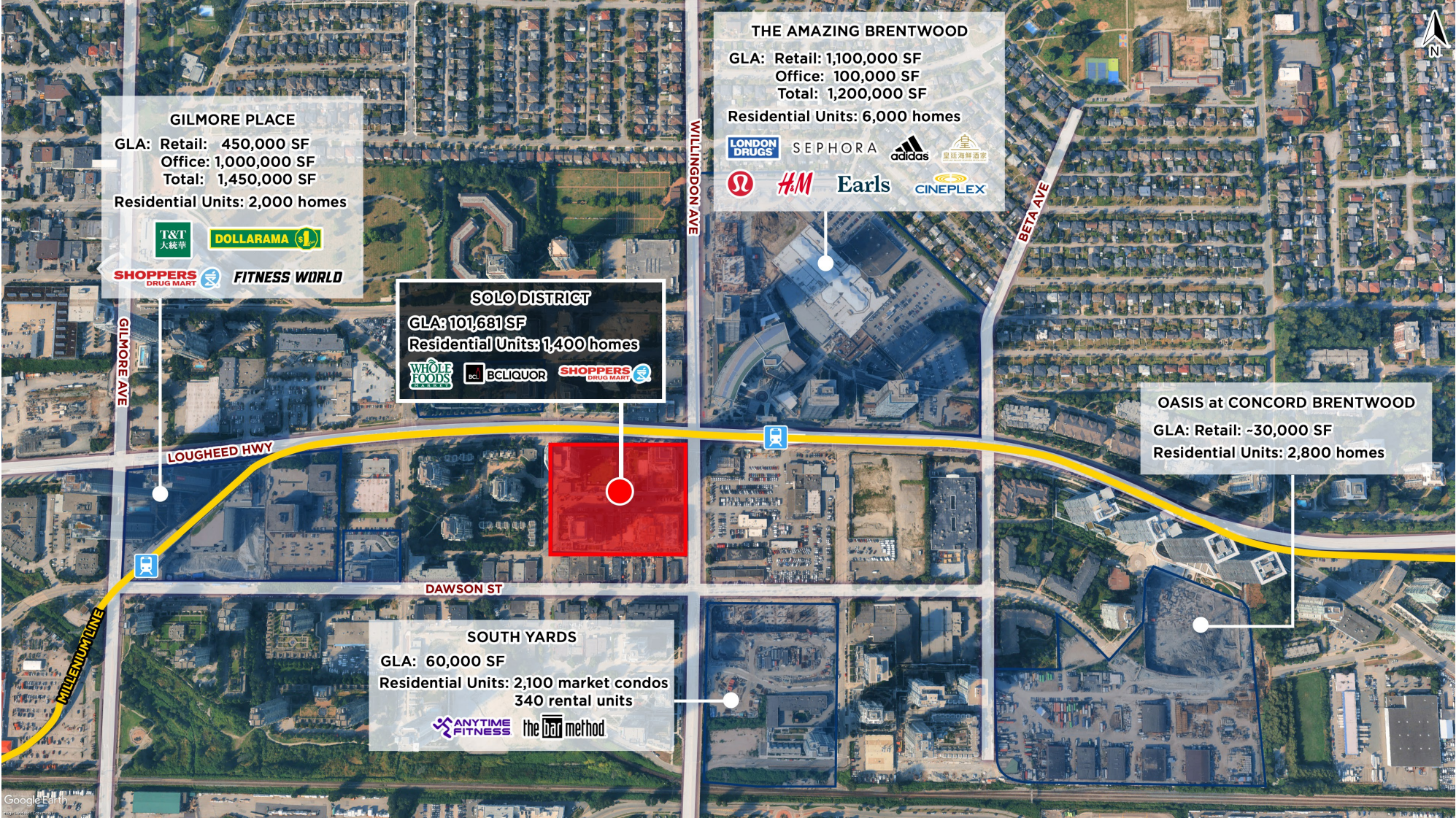
# DEMISING PLAN - PHASE 4

- Available
- Under Contract



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# AERIAL



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