



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.



DETAILS

Phase 4 CRU Availability:

- CRU 1: LEASED
- CRU 2: LEASED
- CRU 3: 2,024 SF
- CRU 4: 1,737 SF
- CRU 5: LEASED
- CRU 6: LEASED
- CRU 7: LEASED

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



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

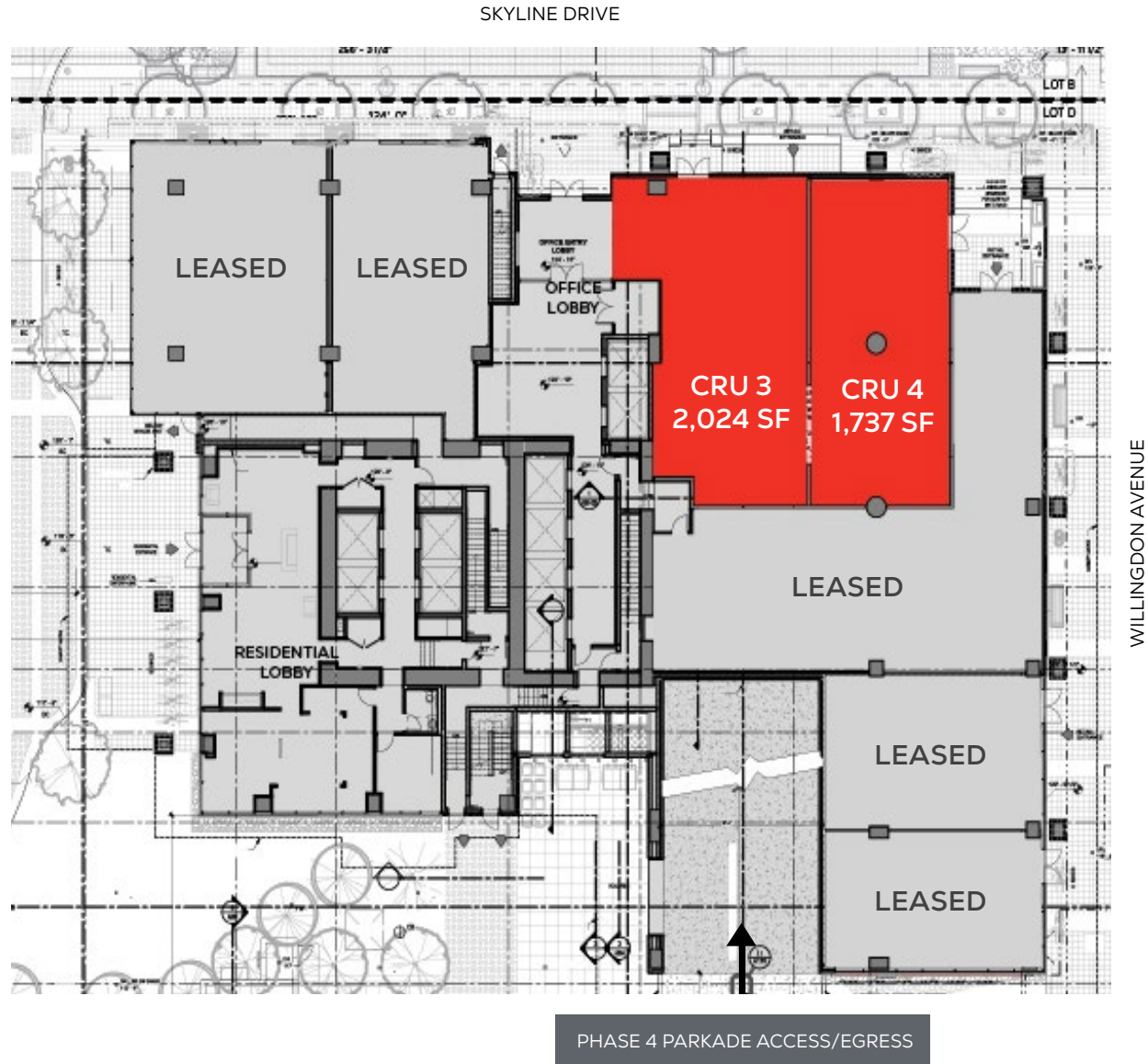


* Unit is currently being surveyed. Rentable area is estimated only.

**Demising options on the following page

DEMISING PLAN - PHASE 4

- Available
- Under Contract
- Leased



AERIAL

