



FOR LEASE | RETAIL UNITS IN PHASE 4

SOLO DISTRICT

Lougheed Highway at Willingdon Avenue, Burnaby, BC

SHELDON SCOTT
Personal Real Estate Corporation
604.788.1225
sheldon@sitings.ca

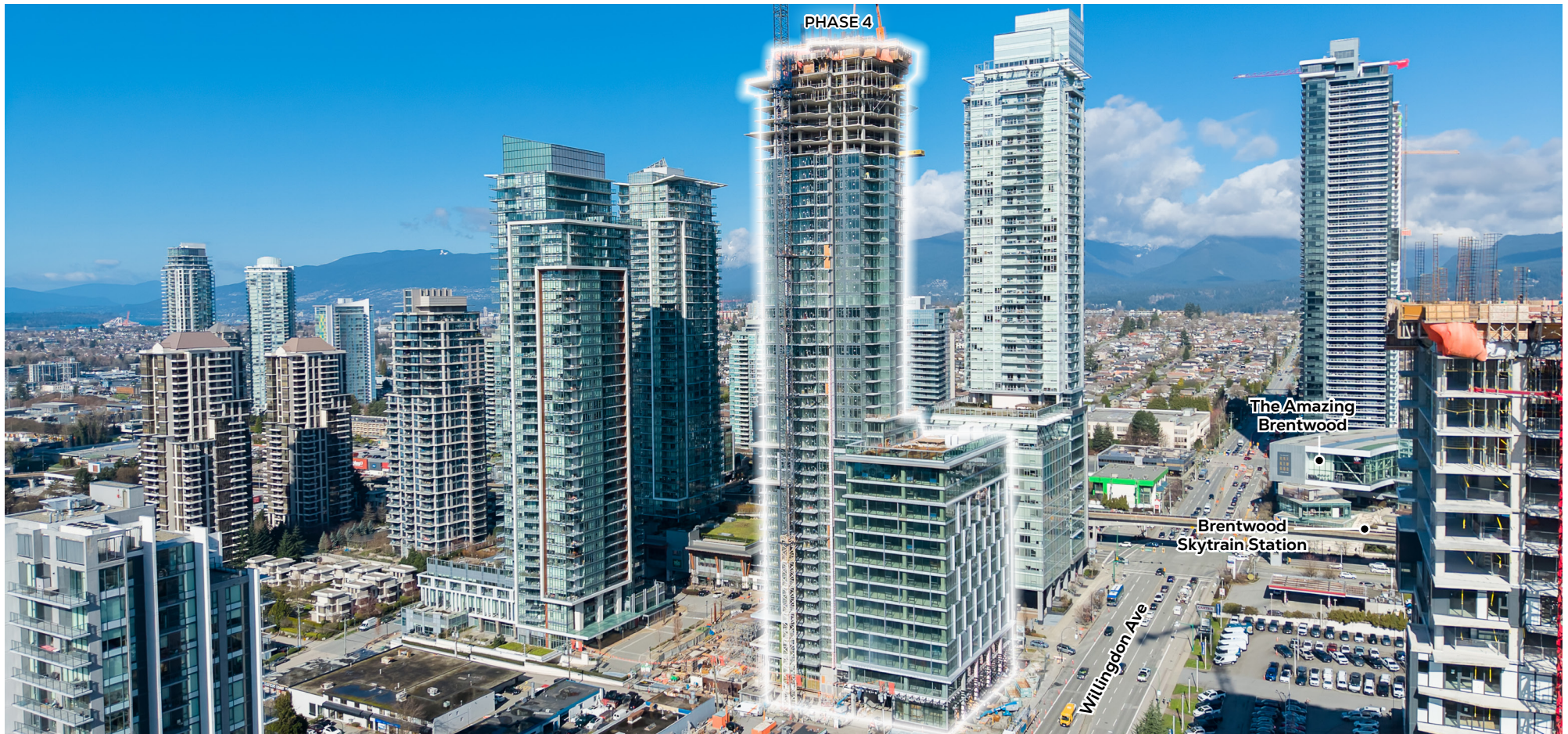
KAYLA MORROW
Senior Associate
604.416.5584
kayla@sitings.ca

SITINGS REALTY LTD.
SITINGS.CA / 604.684.6767
1595 – 650 West Georgia Street, Vancouver, BC V6B 4N8

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.
- + Over 230,000 square feet of office space. Existing tenants include: Yellow Pages, Capcom, CMW Insurance and Regus.
- + 4 high density towers with over 1,400 residential units, on-site.
- + Phase 1, 2 and 3 are complete. Phase 4 is currently under construction.



DETAILS

✦	<u>Phase 4 CRU Availability:</u>	CRU 3:	2,024 SF
		CRU 4:	1,737 SF
		TOTAL:	3,761 SF

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 2027)

✦ Parking: Ample on-site parking, including both surface and underground stalls.

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

✦ Ceiling Height: 14'11" from finished floor to the underside of the ceiling.

Note: Various drops for ducting etc throughout

MAJOR 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

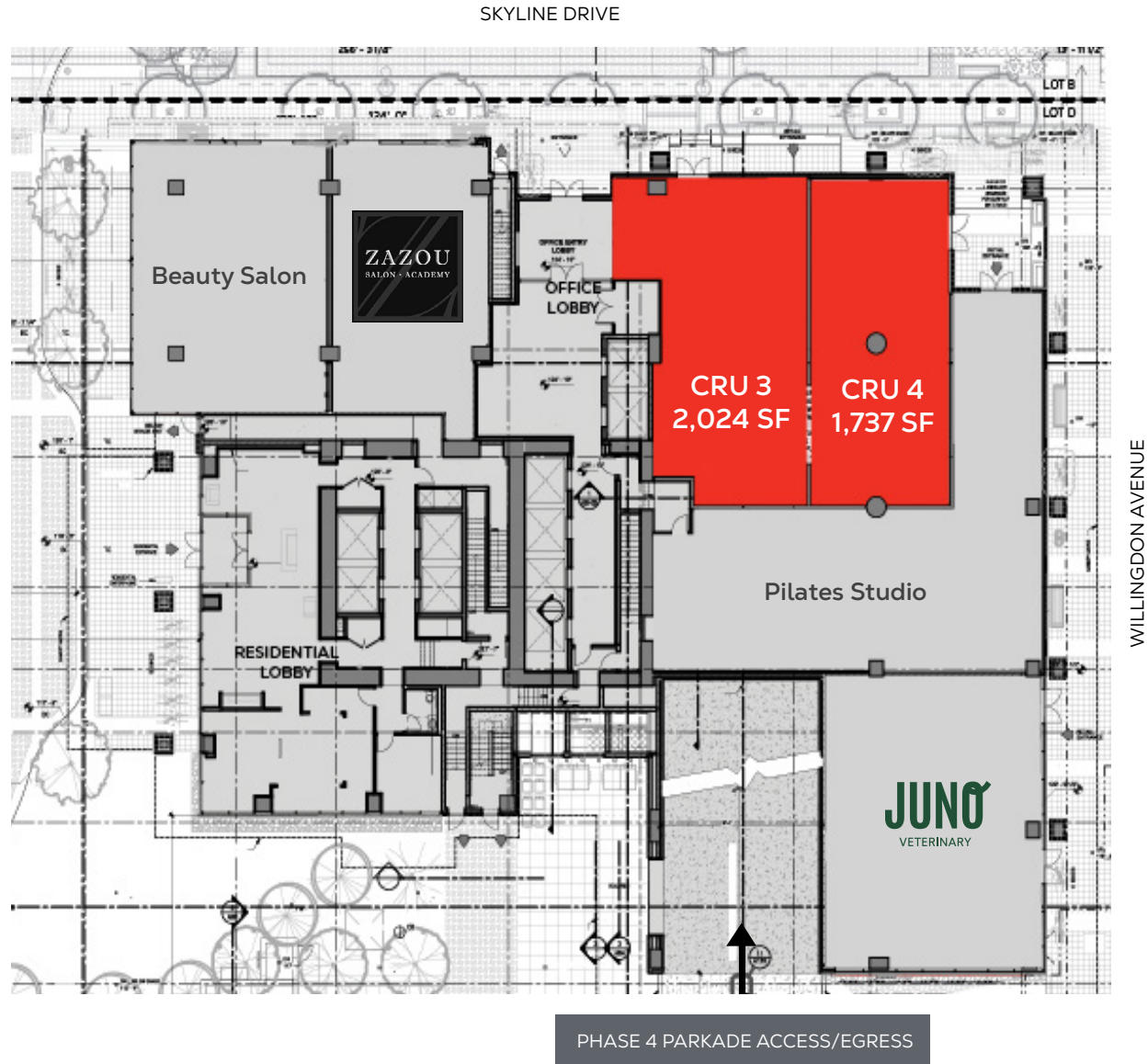


* Unit is currently being surveyed. Rentable area is estimated only.

**Demising options on the following page

DEMISING PLAN - PHASE 4

- Available
- Under Contract
- Leased



AERIAL

