SITINGS

FOR LEASE | CORNER UNIT

HOLDOM SKYTRAIN STATION LOCATION

2201 HOLDOM AVE, BURNABY (NORTH), BC



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PROJECT SUMMARY

Located within the retail component of The Legacy Towers, the premises offers approximately 1,907 square feet of ground-floor retail space (with a patio) at Lougheed Highway and Holdom Avenue in the thriving North Burnaby corridor. Developed by Embassy (associated with Bosa Development), this integrated, mixed-use development features two 30-storey residential towers with 339 homes, complemented by retail and office space. Connected to Holdom SkyTrain Station, the property benefits from substantial traffic along Lougheed Highway and Holdom Avenue, convenient transit access and an established residential customer base.

Highlights include:

- Prime retail positioning directly beside Holdom SkyTrain Station
- Steps from Holdom SkyTrain Station, recording approximately 847,000 annual boardings
- Convenient North Burnaby location serving surrounding residential and office communities
- Established residential customer base with 137,224 people within a 5 KM radius
- Dedicated outdoor seating area offering added appeal for café and food-service operators



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DETAILS

- Size: 1,907 SF + Patio
- Base Rent: Please Contact Listing Agents
- Additional Rent: $24.58 PSF (2026 est.)
  **plus a 5% management fee*
- Available: Immediately
- Parking: 20 shared commercial underground stalls managed by Impark

VIRTUAL TOUR



AREA TENANTS

BUY-LOW FOODS
bosley's BY PET VALU
forge
SUBWAY
EXPRESS News CONVENIENCE

DEMOGRAPHICS

DRIVE TIME	3 MIN	5 MIN	10 MIN
2025 Population	22,601	70,389	282,176
2030 Population Projection	23,981	72,624	296,433
2025 Daytime Population	19,876	67,181	286,299
2025 Average HH Income	$117,934	$121,945	$115,115

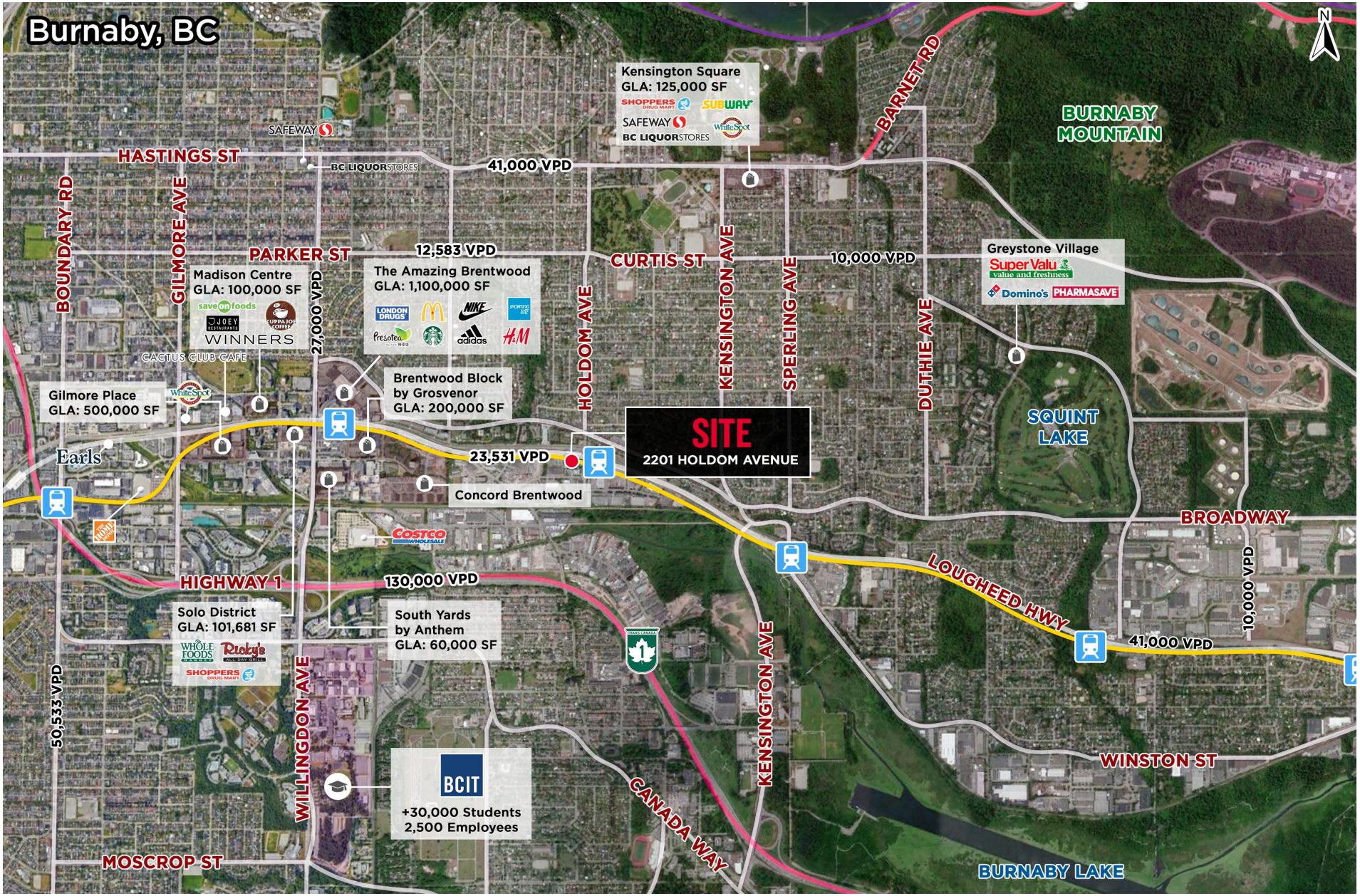
CONTACT

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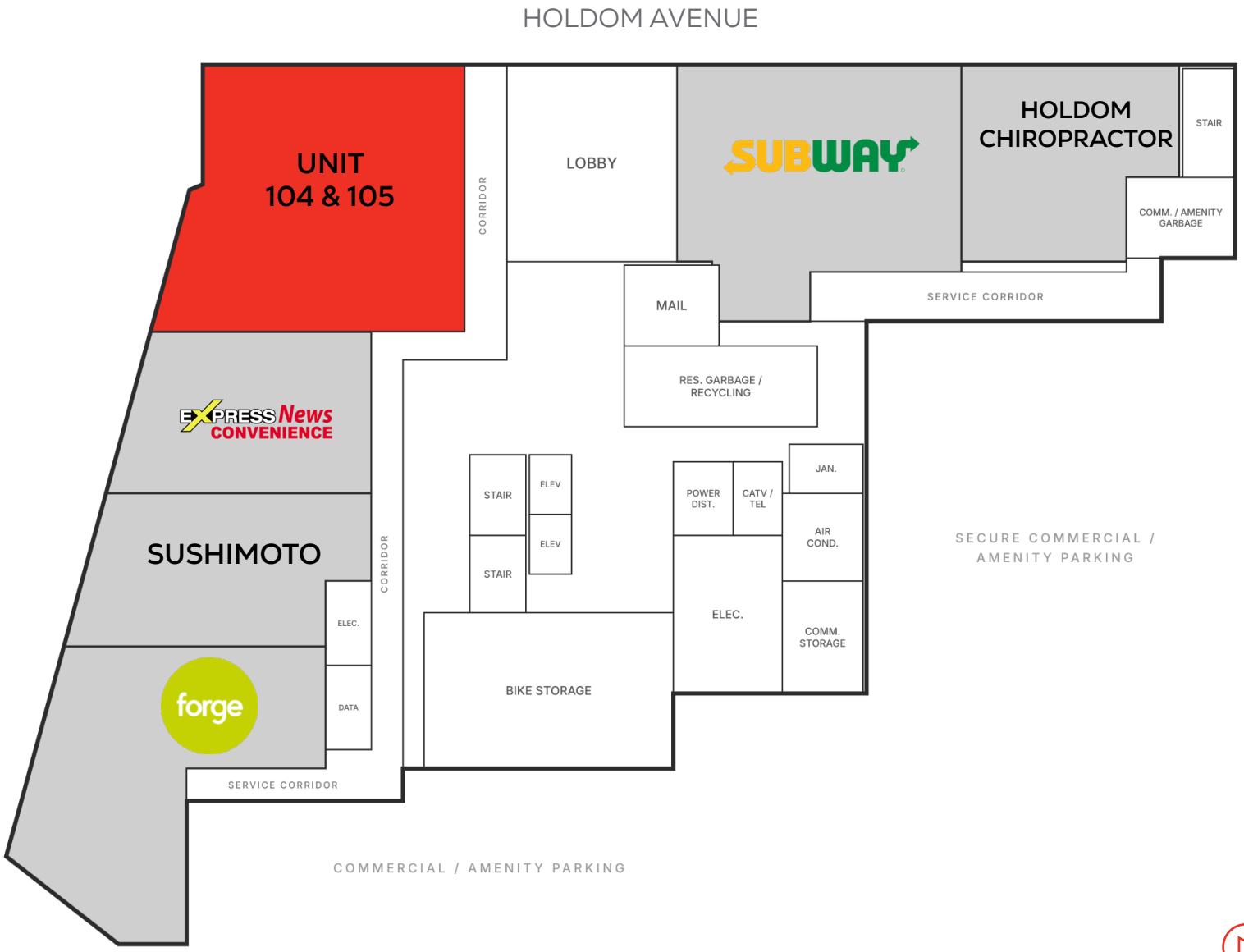
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AERIAL



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SITE PLAN



VIRTUAL TOUR

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PHOTOS













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