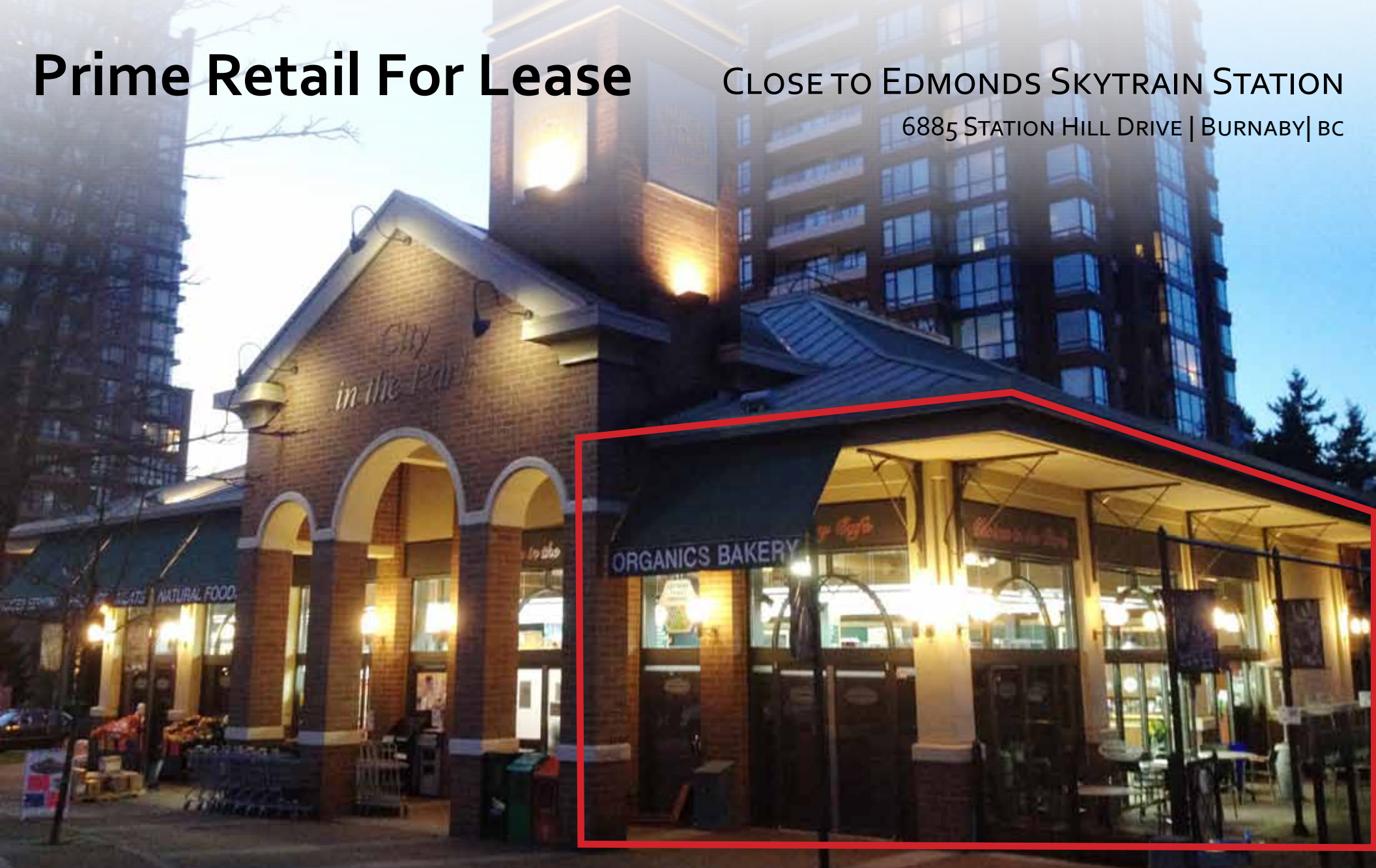


Prime Retail For Lease

CLOSE TO EDMONDS SKYTRAIN STATION

6885 STATION HILL DRIVE | BURNABY | BC



HQ

Real Estate
Services

Exclusively Represented by:

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Prime Retail For Lease

6885 Station Hill Drive | Burnaby | BC

OPPORTUNITY

The subject property offers an end-cap retail opportunity with patio for lease at a prime location with strong curb appeal in the Station Hill area of Burnaby, B.C.

The unit offers excellent frontage and exposure to vehicles and pedestrians that travel along park side trails and surrounded by new developed apartments. This location offers a captured market with close proximity to the Edmonds Skytrain Station and bus loop.

LOCATION & AREA

The property is located in the Beresford area of Burnaby and more specifically in the Stride Hill planning area. This area is known locally as the "City in the Park" and has seen tremendous growth with the population increasing by 376% since 1986 according to the City of Burnaby's website. The area comprises of primarily multi-family high rise apartments.

DEMOGRAPHICS (2010 ESTIMATE)

	1KM	3KM	5KM
Total Population	19,056	90,235	182,087
Median Age	38.1	38.6	39.5
Households	8,453	38,489	78,877
Average Household Income	\$63,777	\$68,312	\$71,932

BUILDING

The building was completed in 1999 as part of the City in the Park seven tower residential development with distinguished high ceilings and patio. There is ample surface parking available on site.

FRONTAGE

Approximately 26 feet frontage

APPROXIMATE SIZE

Approx 1,500 sq.ft

BASIC RENT

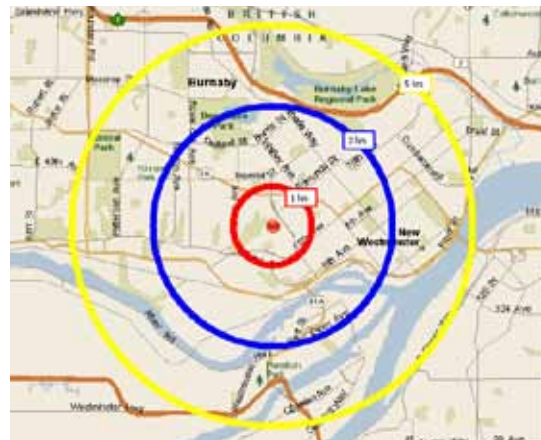
\$26.00 per sq. ft. per annum, triple net

ADDITIONAL RENT

\$11.00 per sq. ft. per annum (estimated for 2012)

AVAILABILITY

30 day notice



Exclusive listing agents

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