

COURT-ORDERED SALE

Development Land Opportunity - 5820 Marine Dr, Burnaby BC

CASMGlobal
Certified Advisory Services & Marketing



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ABSTRACT

CASM Global, on behalf of the Vendor who is acting in their capacity as set forth in the Order for Conduct of Sale granted by the Supreme Court of British Columbia, is pleased to present the exclusive opportunity to acquire 5820 Marine Drive in Burnaby.

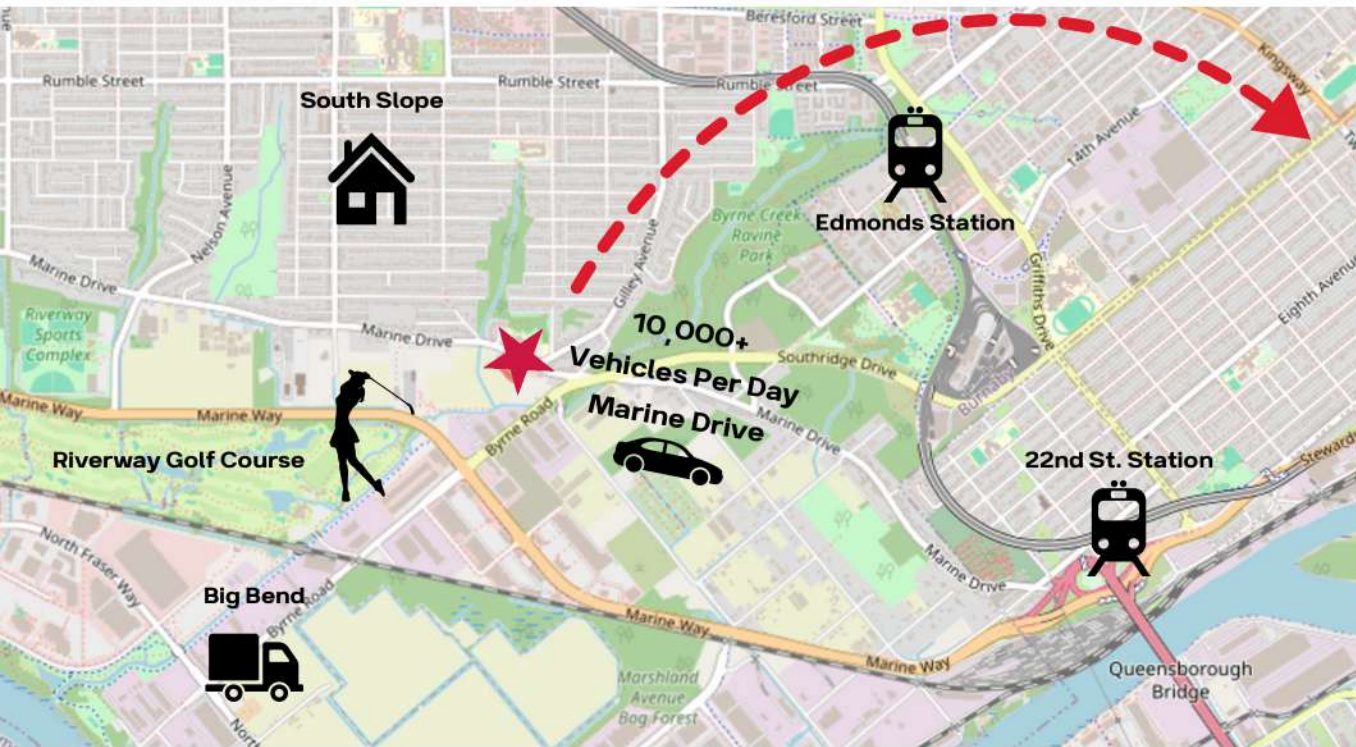
The Subject Site is a rarely available 1.53 acre parcel of developable C2/C2h zoned Community Commercial land in the South Slope/Big Bend area of Burnaby at the centre of the Lower Mainland. Current zoning provides myriad commercial use cases for development.

Previously, a mixed-use development concept featuring retail and office space was proposed on the property. Extensive studies and reports have been conducted on the Subject Site and are available to qualified registered parties for review in the Data Room.

For more information and to register interest, please contact Cynthia Dong or Steve Da Cruz directly. All offers shall be subject to court approval.



LOCATION



With well over 10,000 vehicles per day passing along Marine Drive, the Subject Site provides outstanding visibility and easy access from multiple points of ingress and egress. In addition, both the neighbouring Royal Oak Urban Village Community Plan and adjacent Edmonds Town Centre Community Plan along with the recently enacted Transit Oriented Development Areas legislation (Bill 47 etc) propose immense amounts of redevelopment density for the trade area.

SOURCE: City of Burnaby Planning and Building Dept.

DISCLAIMER: The information contained here within is from sources believed to be reliable, however no warranty or representation is made as to its accuracy concerning any errors, omissions, conditions, prior lease, withdrawal or other changes without notice and the same should not be relied upon without independent verification.



LEGAL: BLOCK 38 EXCEPT FIRSTLY, PARCEL "C" (REFERENCE PLAN 6927) SECONDLY, PARCEL "B" (REFERENCE PLAN 15504) DISTRICT LOT 159 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 930 PID 002-149-079

SITE AREA: Approximately 66,678 SF (~1.53 Acres) per Tax Report

LAND USE: Commercial, Big Bend Neighbourhood Community Plan, Not in ALR

ZONING: Currently C2/C2h, Community Commercial District/Licensee Retail Stores (LRS)

REPORTS: Enviro Phase 1, Geotechnical, Appraisals, Drawings etc. Available in Data Room

TAXES & ASSESSED VALUE: \$66,477.67 (2024) BC Assessed Value \$7,301,000.00 (2024)

DEAL STRUCTURE: Subject to Court Approval, Treat as Clear Title

PRICE: Please contact Cynthia Dong or Steve Da Cruz directly for pricing guidance and registry of interest

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LAND USE



COMMUNITY COMMERCIAL DISTRICT (C2)

This District provides for the daily and occasional shopping needs of residents of several neighbourhoods, as well as providing for rental units located above the business premises.

Examples of permitted uses under C2/C2h;

- Restaurants, Banquet Hall, Liquor Store (LRS)
- Child Care, Office, Retail, Fitness & Health
- Shopping Centres, Public Assembly
- Banks, Residential Sales Centres etc



General Land Use Designation Key

Single and Two Family Residential	Business Centre
Low Density Multiple Family Residential	Institutional
Commercial	Park and Public Use
Industrial	Agricultural



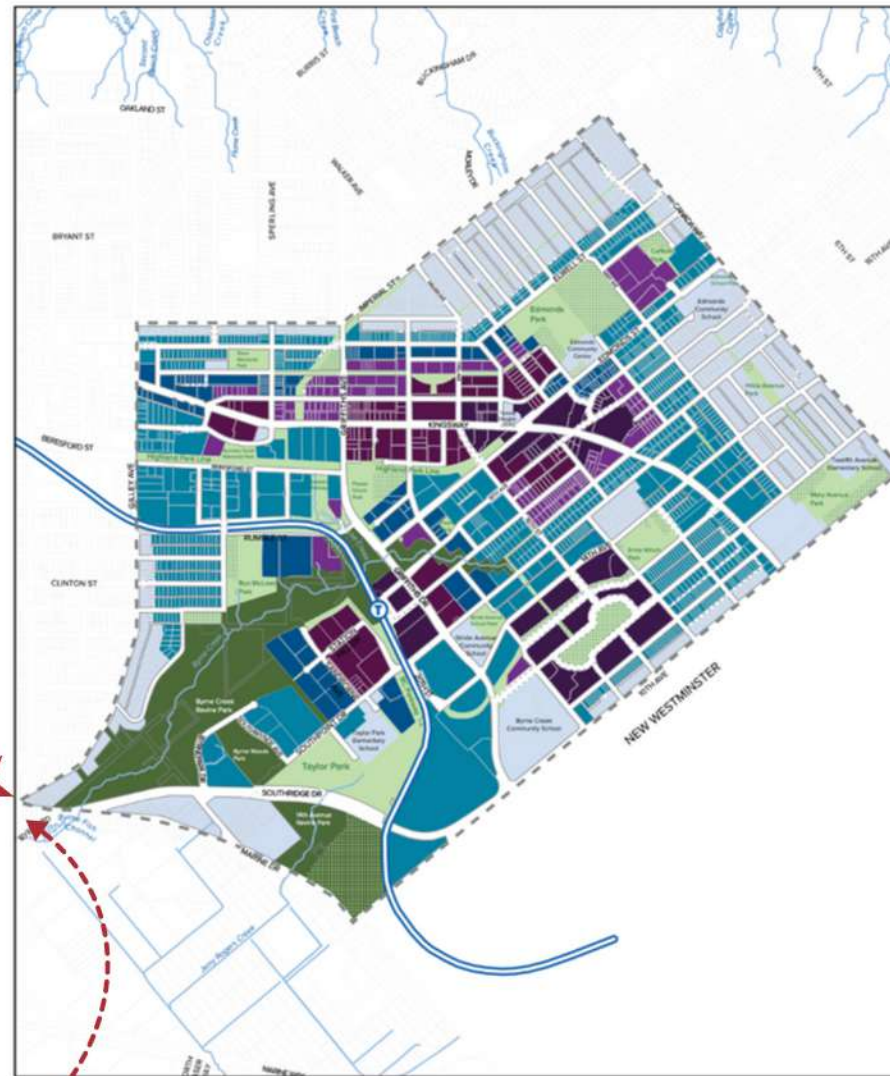
SOURCE: City of Burnaby Planning and Building Dept.

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PLANNING

“The City of Burnaby has a comprehensive set of community plans that provide policy direction to guide mid to long-term development, growth, and change in neighbourhoods throughout the city. These are developed in line with the Regional Growth Strategy, the Official Community Plan and other city-wide and regional policies.

The Edmonds Town Centre Community Plan will complement Burnaby and Metro Vancouver’s current and future policies and plans with a focus on local land use and neighbourhood issues specific to the Edmonds Town Centre plan area.”



Subject Site



PLANNING AND DEVELOPMENT DEPARTMENT

SOURCE: City of Burnaby Planning and Building Dept; Edmonds Town Centre Community Plan - Phase Two

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AMENITIES



\$14,208

Average Food Spend

**5820 Marine Drive
Burnaby BC**



\$20,138

Average Principal Accommodation

Source : This infographic contains data provided by EnviroNics (2023, 2028).

DEMOGRAPHICS

5820 Marine Drive 10 Minute Drive Radius

Population

210,522

With growth of 16,844 the population is expected to reach 227,366 by 2025.

University Degree or Higher

68,435

18,675 have no High School Diploma, 48,176 are High School Graduates, and 32,757 have College.

Labour Force

118,181

There are 16,194 self-employed individuals, and 8,947 working from home.

Households

83,759

An estimated 15,268 of households live below the poverty line, while 9,655 households have an income over \$200,000

Visible Minority

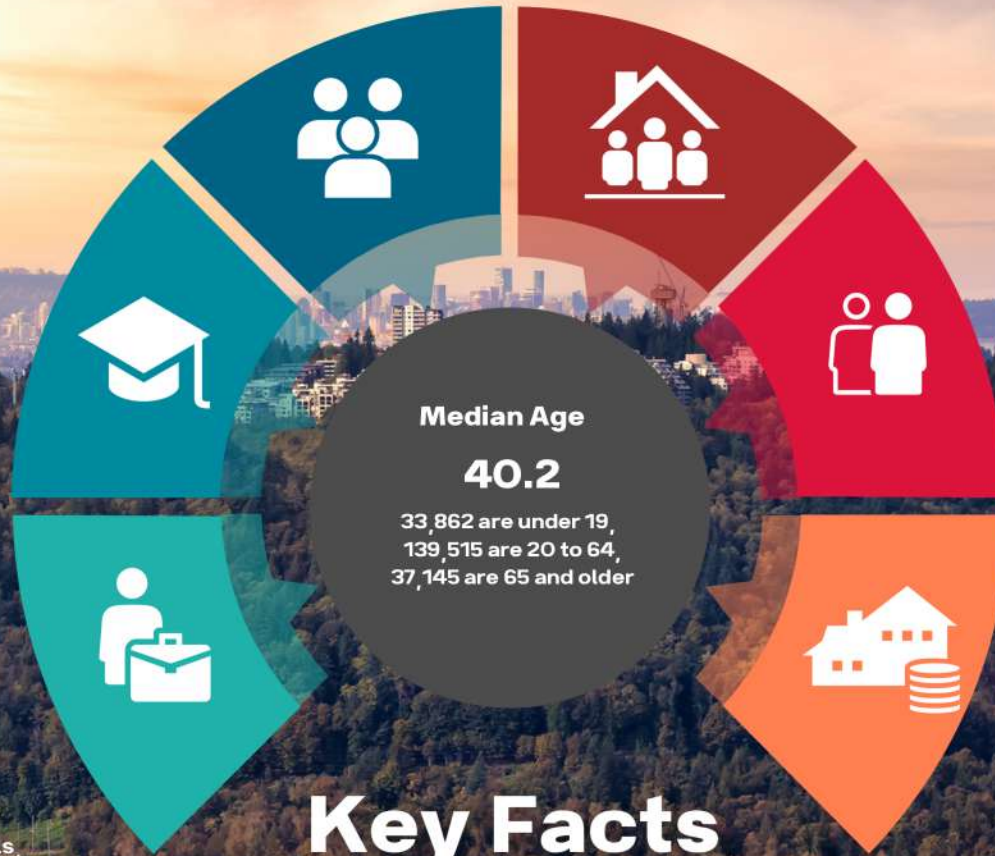
140,534

There are 123,005 first generation immigrant population, and 28,931 immigrating to Canada since 2017.

Median Household Income

\$89,334

With an average of 2.5 people per household, the average household income is \$110,232.19



Source: This infographic contains data provided by Environics (2023, 2028).

PREVIOUS CONCEPT RENDERINGS

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PURCHASERS

By way of Confidentiality Agreement, qualified and approved parties may register interest and access the Data Room which contains extensive diligence materials & reports relevant to the Property. For more info or to place an offer please inquire directly.

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