

**FOR LEASE**

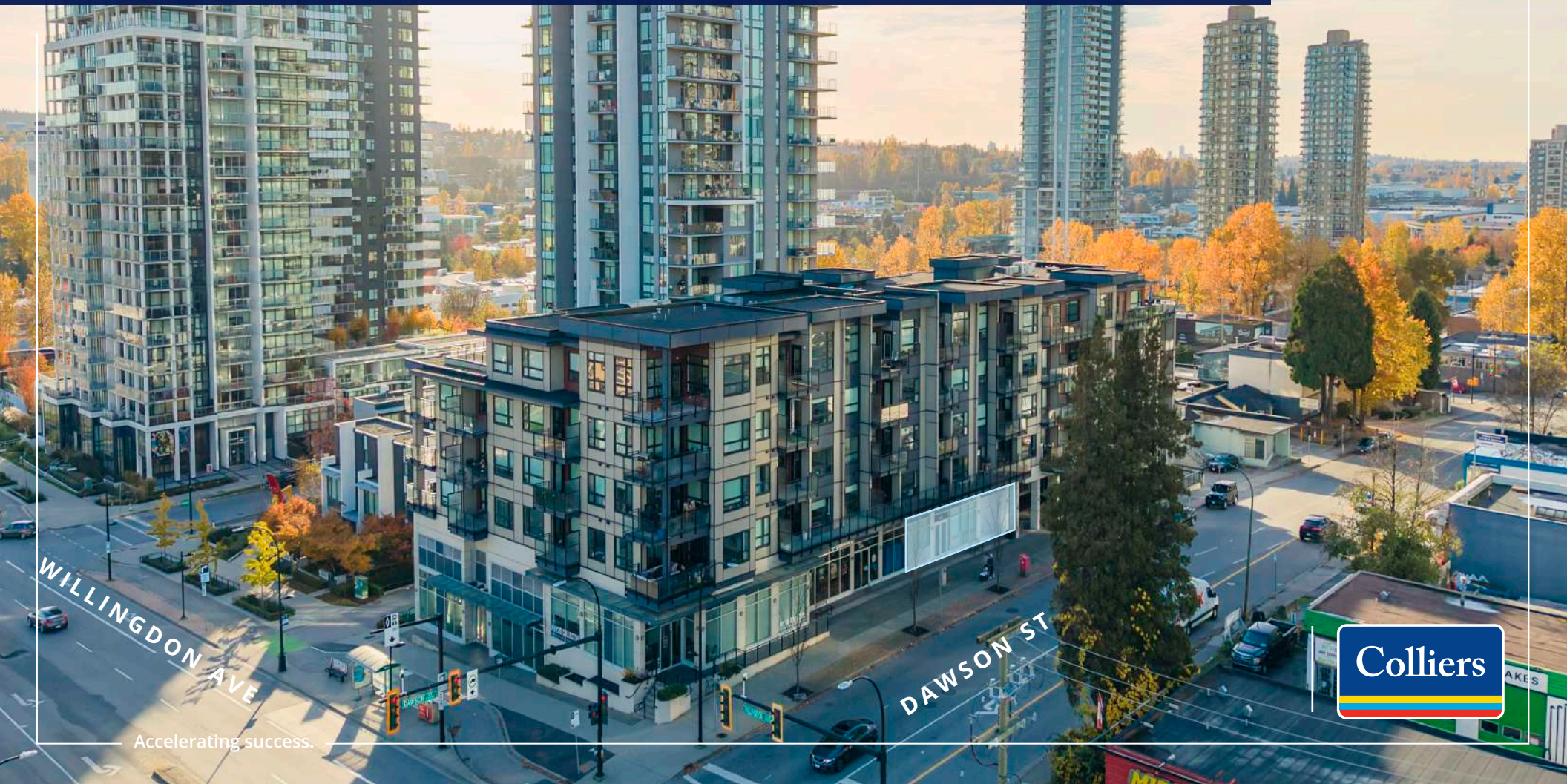
# The Dawson

## Retail Space for Lease

4472 DAWSON STREET, BURNABY BC

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PROPERTY DETAILS

Municipal Addresses	4472 Dawson Street, Burnaby (Brentwood), BC
Location	An ideal location in Brentwood, Burnaby at the key intersection of Willingdon Avenue and Dawson Street
Development at a Glance	<ul style="list-style-type: none"><li>Six-storey mixed use residential commercial building developed by experienced developer Amacon</li><li>62 one, two and three-bedroom homes</li><li>5 retail units totaling 9,000 SF +/-</li></ul>
Location Highlights	<ul style="list-style-type: none"><li>Located in the heart of bustling Brentwood, Burnaby</li><li>Very walkable and easy access to transit</li><li>Surrounded by massive new projects including The Amazing Brentwood, Grosvenor Brentwood, Oasis by Concord, Solo District by Bosa Developments and South Yards by Anthem</li></ul>
Retail Areas	2,085 SF + a 1,326 SF patio (not considered rentable area)
Basic Rent	\$55 PSF/per annum
Operating Costs & Property Taxes (2026 estimate)	\$20.81 PSF/per annum
Commercial Parking	Monthly parking available for rent + street parking
Design	<p>The unit is improved as a modern clinic featuring multiple treatment rooms, a welcoming reception and waiting area, upgraded lighting and flooring, and plumbing and electrical rough ins to accommodate medical or wellness uses.</p> <p>The space is fully accessible with elevator access and barrier-free entry, making it ideal for healthcare, physiotherapy, dental, or aesthetic practices seeking a professional turnkey environment in the heart of Brentwood.</p>
Zoning	CD Urban Village Commercial





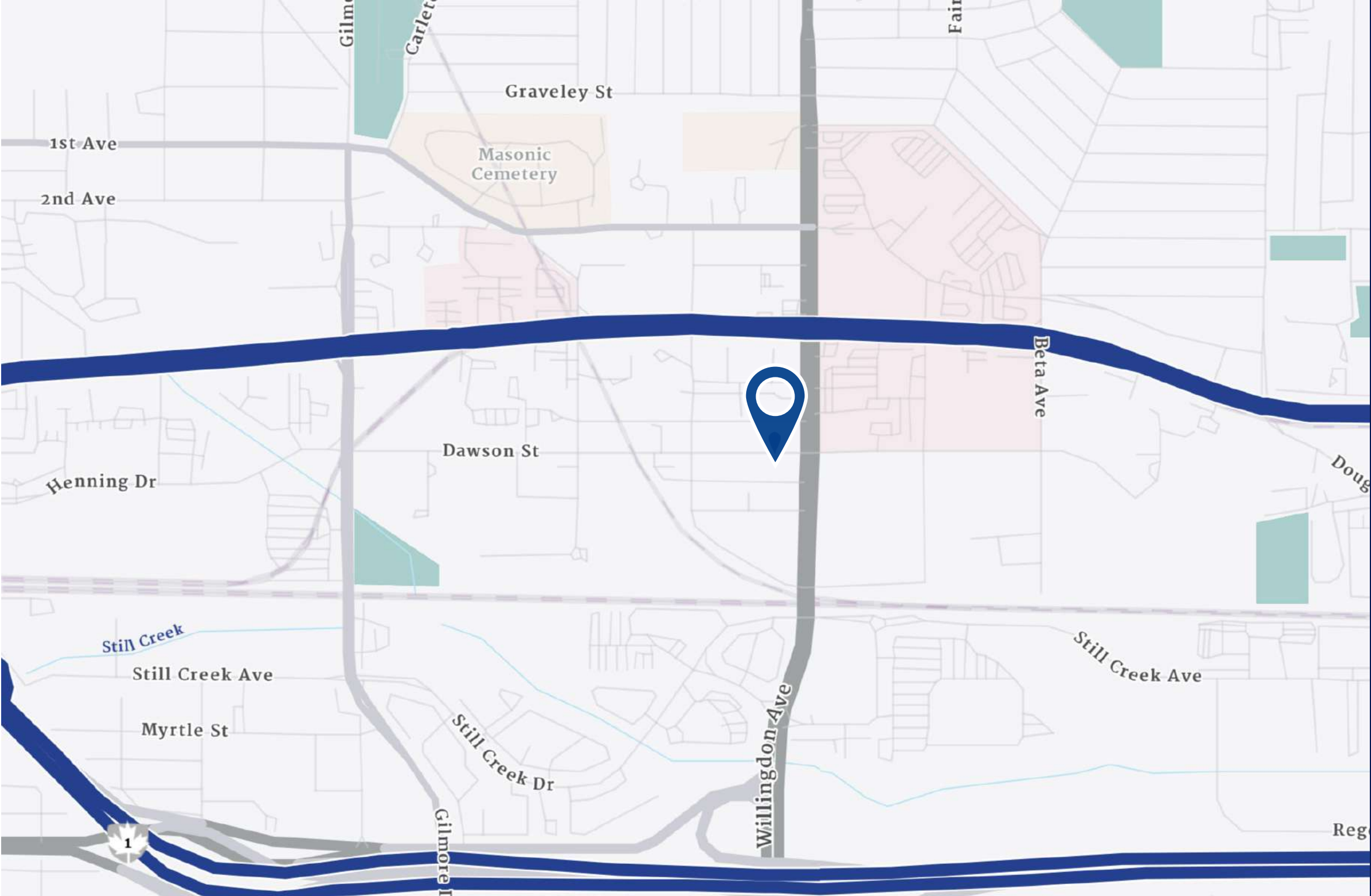
# Location Overview

The Dawson is strategically positioned in the heart of Burnaby's rapidly growing Brentwood Town Centre neighbourhood, offering an unbeatable blend of urban convenience and community charm.

This mixed-use development sits just steps from massive new developments including: The Amazing Brentwood, Solo District, South Yards and Concord Brentwood – to name a few.

Located only blocks from the Millennium Line SkyTrain, the property provides seamless connectivity to downtown Vancouver, Metrotown, and Simon Fraser University, ensuring consistent access for both customers and staff.

With Brentwood's ongoing transformation into a premier urban destination, The Dawson represents a rare opportunity to secure a high-exposure commercial retail unit (CRU) in a thriving, high-density neighbourhood poised for continued growth.



## Highlights

-  Prime Brentwood Corner: Prominent location at Dawson Street and Willingdon Avenue with excellent visibility and access in Burnaby's Brentwood Town Centre.
-  Transit-Oriented: Walking distance to Brentwood Town Centre and Gilmore SkyTrain Stations, providing a seamless regional connection.
-  High-Density Growth Node: Surrounded by major mixed-use and high-rise developments, driving steady pedestrian and vehicle traffic.
-  Strong Retail Synergy: Steps from massive new projects including: The Amazing Brentwood, Solo District, Southyards and Concord Brentwood – to name a few.
-  Built-In Customer Base: sixty-two residential homes above the retail create immediate neighbourhood demand for daily use services.
-  Quality Construction: Developed by Amacon with modern design, premium finishes, and flexible layouts ideal for retail, café, or wellness users.
-  Ample Amenities Nearby: Close to schools, community centres, and parks, supporting diverse customer traffic throughout the day.



Bike Score  
75

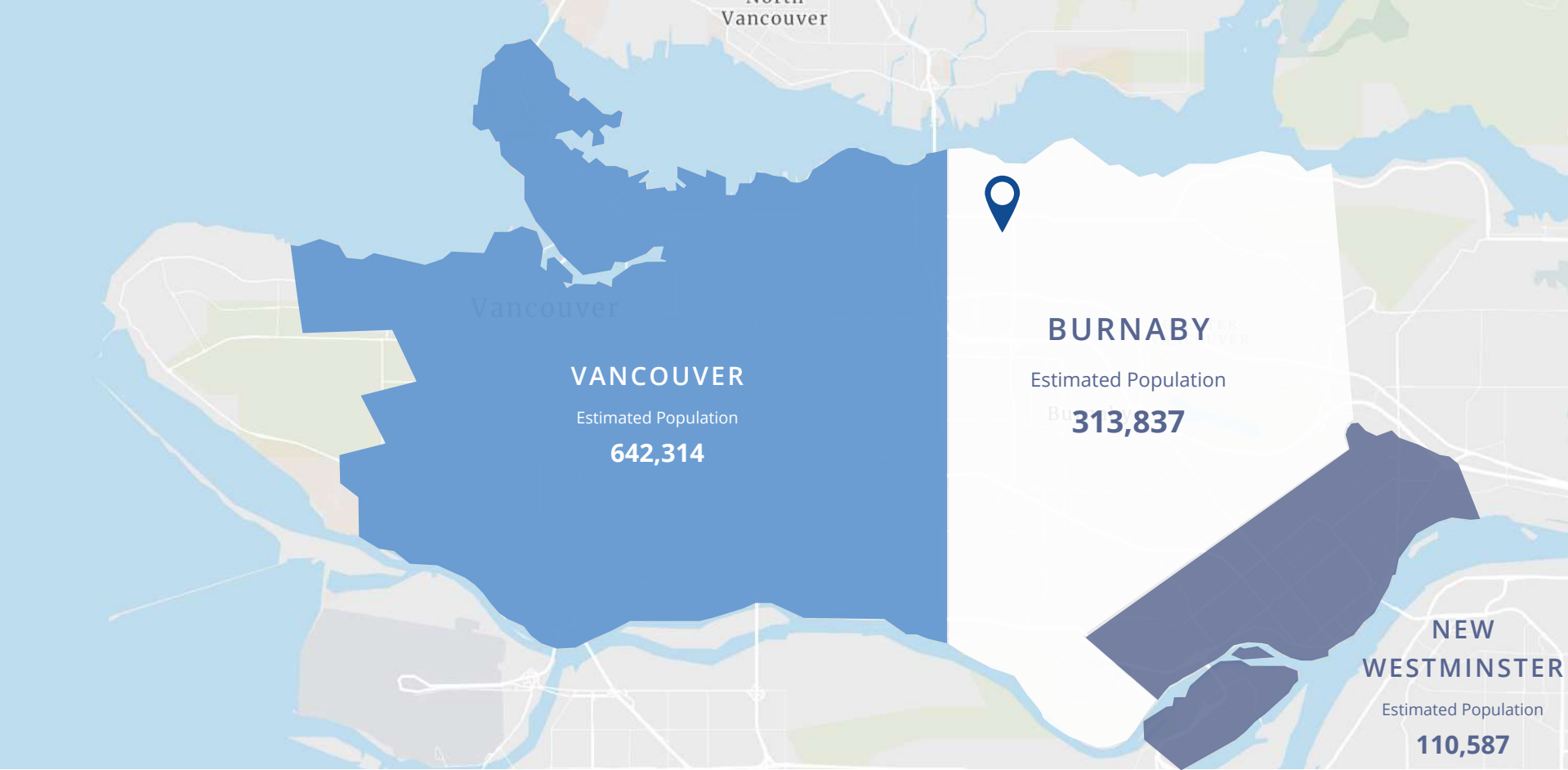
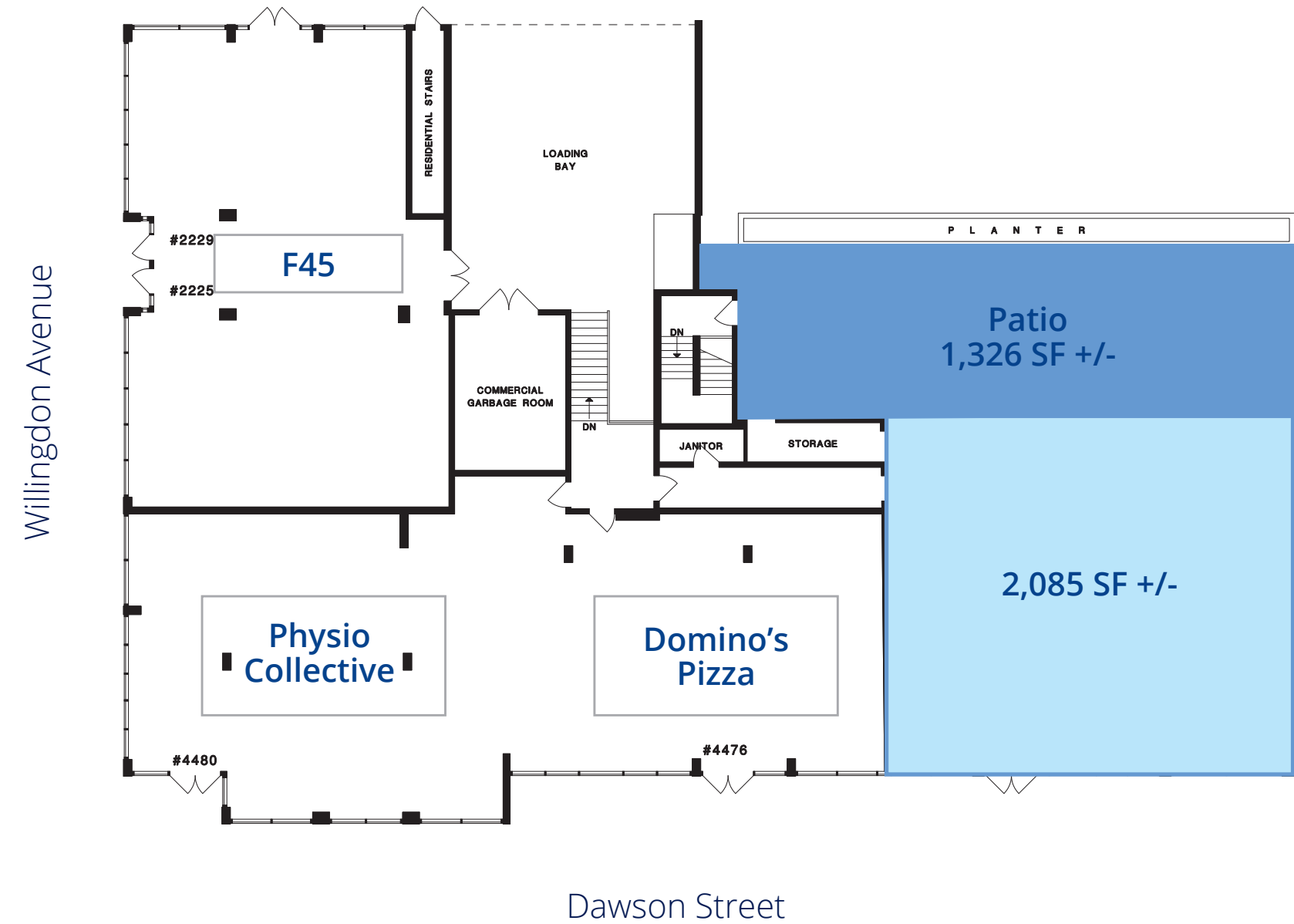


Walk Score  
72



Transit Score  
77

Site Plan



	5-minute Drive Time			10-minute Drive Time			15-minute Drive Time		
	2025	2030	Annual Increase	2025	2030	Annual Increase	2025	2030	Annual Increase
Total Population	46,504	48,880	2.0%	227,751	237,340	2.2%	603,185	629,416	2.2%
Total Households	18,972	19,789	1.9%	85,612	88,468	2.0%	227,639	235,534	1.9%
Average Household Income	\$130,636	\$154,893		\$131,328	\$154,956		\$133,224	\$157,219	

The following demographics were taken from the subject property and obtained by HYDRA, a centralized data platform.



4472 DAWSON STREET, BURNABY

# The Neighbourhood



The Amazing Brentwood by Shape



Solo District by Bosa Developments

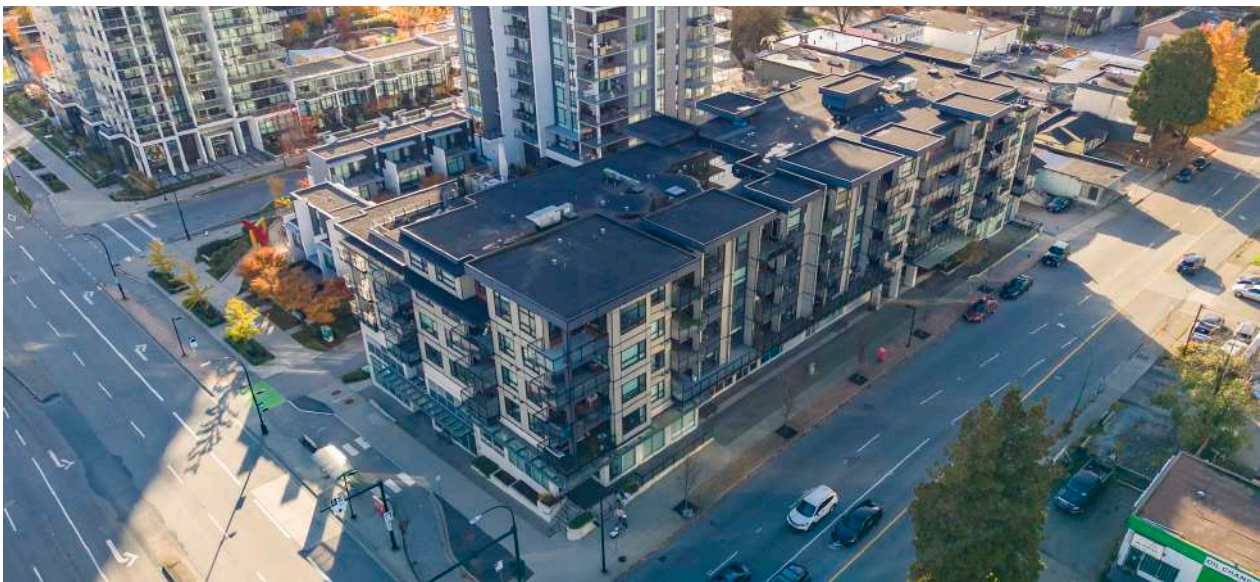
# Building



Oasis by Concord



Southyards by Anthem





The Colliers logo is located in the top left corner. It consists of the word "Colliers" in a white serif font, set against a dark blue rectangular background. Below the text are three horizontal stripes in yellow, red, and blue.

Colliers

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