

FOR
LEASE

Freestanding Corner Building

3,102 SF +/- main floor &
1,350 SF +/- second floor

6912 Kingsway Avenue
Burnaby, BC



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OPPORTUNITY DETAILS

Municipal Address	6912 Kingsway, Burnaby, BC
Type	Freestanding retail property, corner exposure
Area	Main floor: 3,102 SF +/- Second floor: 1,350 SF +/-
Basic Rent PSF / Per annum	Contact listing agents
Additional Rent (Estimate)	Main floor: \$18.01 PSF/per annum Second floor: \$16.82 PSF/per annum
Parking	10 surface parking stalls +/-
Loading	Rear bay door at grade
Zoning	C4 - Service Commercial District
Availability	October 1, 2025



Given the site’s strong visibility, accessibility, and its position within a growing residential and retail hub, this location is ideal for a wide range of commercial uses.

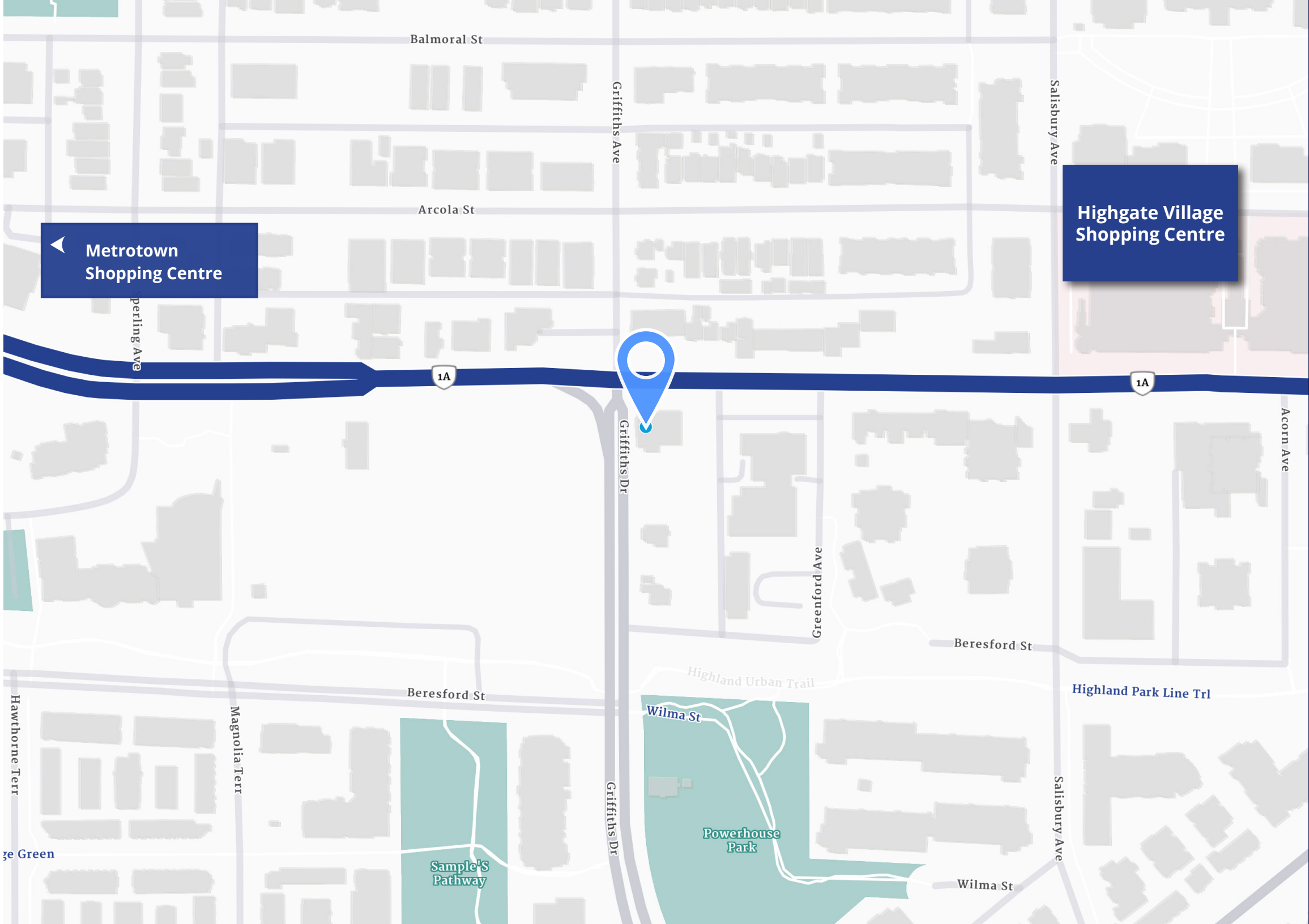
Location Overview

Positioned at the prominent southeast corner of Kingsway and Griffiths Avenue, this high-exposure commercial leasing opportunity is ideally situated in one of Burnaby's prime commercial and residential nodes.

The site benefits from significant vehicular and pedestrian traffic, with Kingsway serving as one of the city's key arterial routes, seamlessly connecting Burnaby with Vancouver, New Westminster, and other key Lower Mainland markets.

The area is well-established with a strong and growing residential base with a large single family home base as well as numerous high and mid-rise residential developments, contributing to high population density and a built-in customer base.

Highgate Village, is just one block away, offering a mix of national retailers, services, and grocery tenants that draw consistent daily traffic. This proximity to Highgate Village adds synergy and enhances the draw of the location for potential commercial tenants.



6912 Kingsway | Highlights

The property is well situated in a growing area of Middlegate.



Centrally located in the 6900 Block of Kingsway



1 block west of Highgate Shopping Centre, and is anchored by Save On Foods, BC Liquor Store, and Club 16 Trevor Linden Fitness



Substantial signage

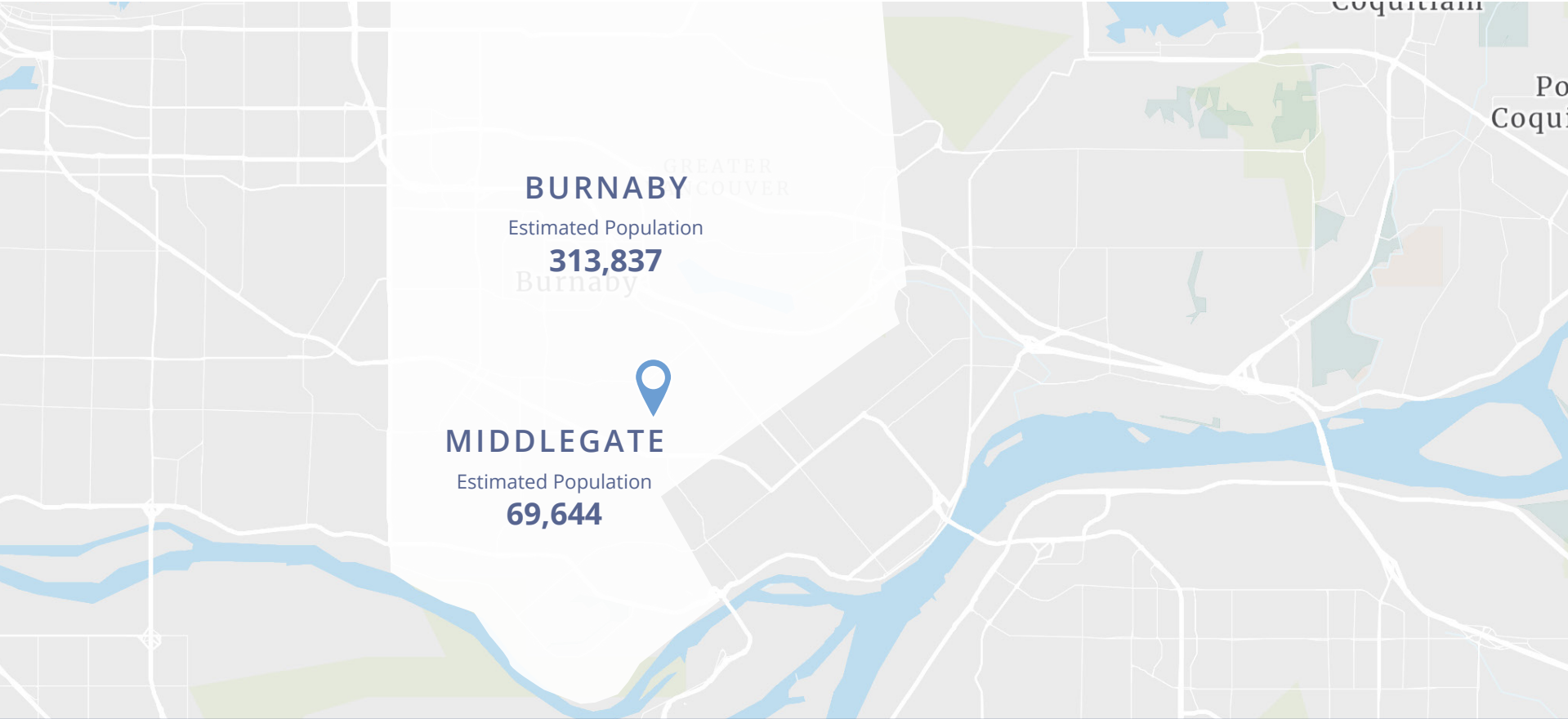
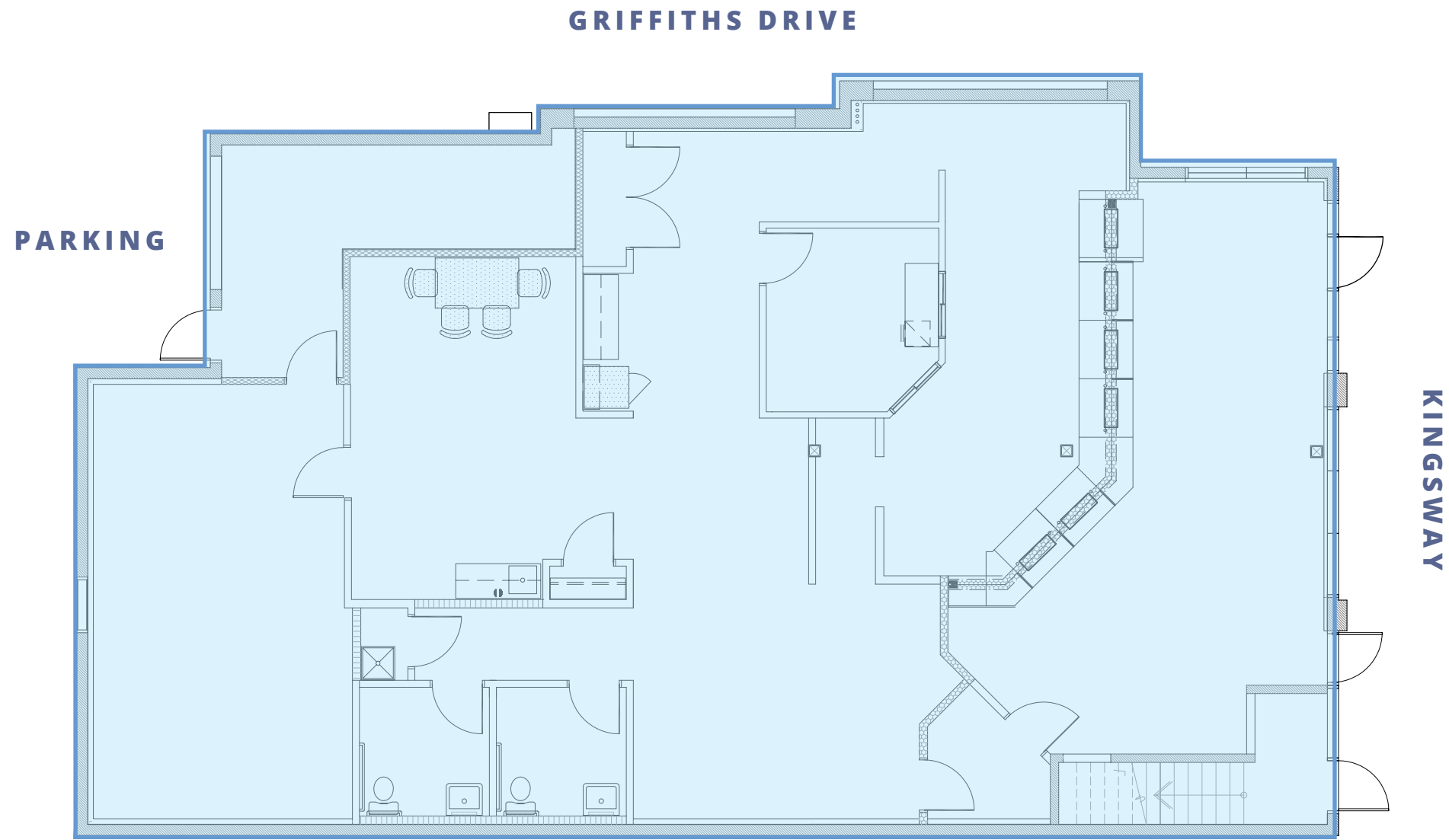


Prominent corner



10 +/- surface parking stalls

Site Plan | Main Floor



	Middlegate			Burnaby		
	2024	2029	2034	2024	2029	2034
Total Population	69,644	72,680	76,177	313,837	340,159	357,373
Average Household Income	\$115,382	\$138,069	\$162,698	\$118,162	\$139,154	\$162,759
Total Households	25,521	26,245	27,418	116,949	126,792	133,427

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



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