

# FOR SALE

VALEO

4718-4790 HASTINGS STREET, BURNABY, B.C

RETAIL & OFFICE OPPORTUNITIES  
IN BURNABY HEIGHTS



Developed by:



Marcus & Millichap

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## OPPORTUNITY

Valeo is a 5-storey mixed-use development, featuring 62 residential units, and approximately 32,386 SF of retail and 25,516 SF of office space. Valeo is strategically positioned to service existing density and additional residential growth within an immense yet highly affluent trade area. The property stands to benefit from its prominent location in Burnaby Heights, with immediate proximity to transit and future density along Hastings Street.

## SALIENT DETAILS

**Municipal Address:** 4718-4790 Hastings Street, Burnaby, B.C.

**Timing:** Mid-Late 2024 +/-

Retail: 1,780 SF - 6,014 SF

**Availability:**

[Click Here For Floorplans](#) Office: 915 SF - 8,585 SF Unit Configurations  
Total: 25,516 SF

**Now Selling: Level 2**

**Loading:** 1 Class B Loading Bay

**Parking:** Contact Listing Agents

**Zoning:** [Comprehensive Development District](#)

**Traffic Counts:** Hastings Street: 38,764 vehicles per day

**Asking Price:** Contact Listing Agents



## HIGHLIGHTS



Excellent exposure to pedestrian and vehicular traffic along Hastings Street, exceeding 38,700 vehicles per day



Valeo sits on the southwest corner of Gamma Avenue and Hastings Street in the Burnaby Heights neighbourhood



Well located along Burnaby's key transit corridor with the R5 RapidBus connecting Burnaby's SFU exchange into the heart of Downtown Vancouver



Valeo is a new mixed-use development featuring 62 residential suites of 1, 2, and 3 bedrooms as part of the residential component



A strong sense of community in Burnaby Heights with history, beautiful views, parks and trails, recreational amenities, and a thriving business district all within walking distance



Average household income within a 1km radius of the property is \$115,148



2,000 SF shared rooftop amenity, available to all office tenants

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## PROJECT SITE PLAN

AVAILABLE     UNDER CONTRACT     SOLD



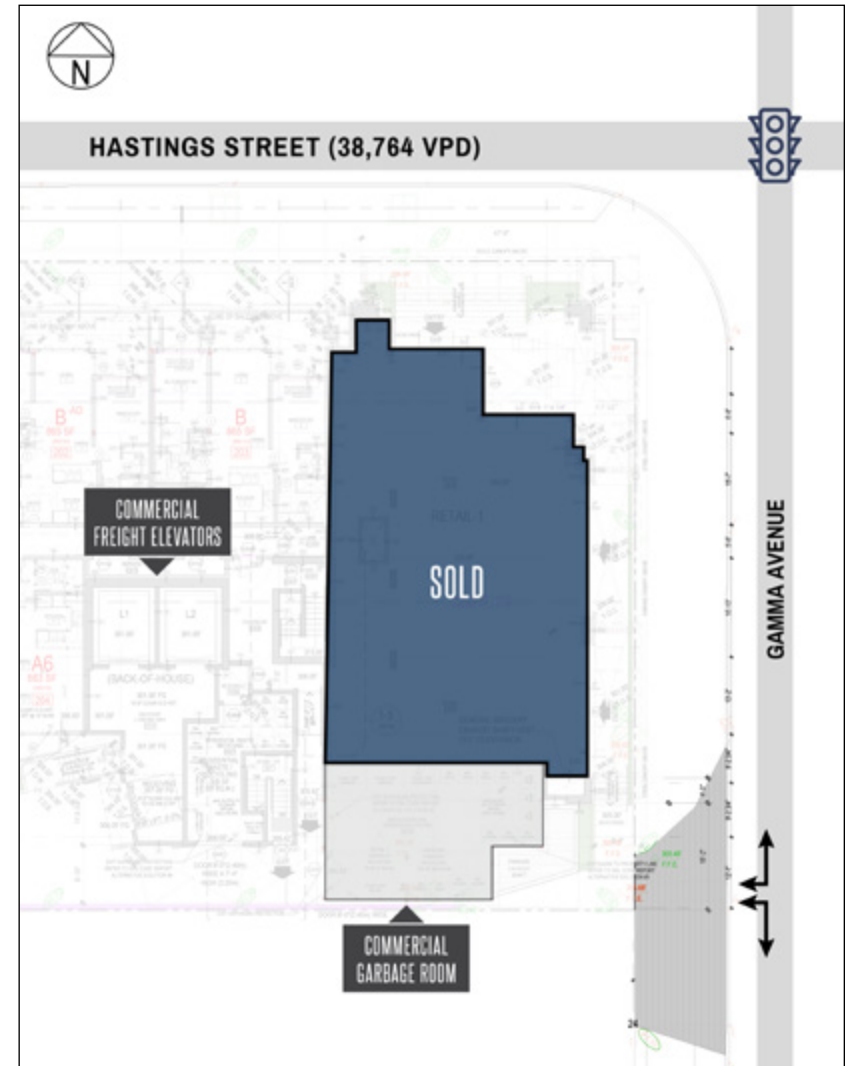
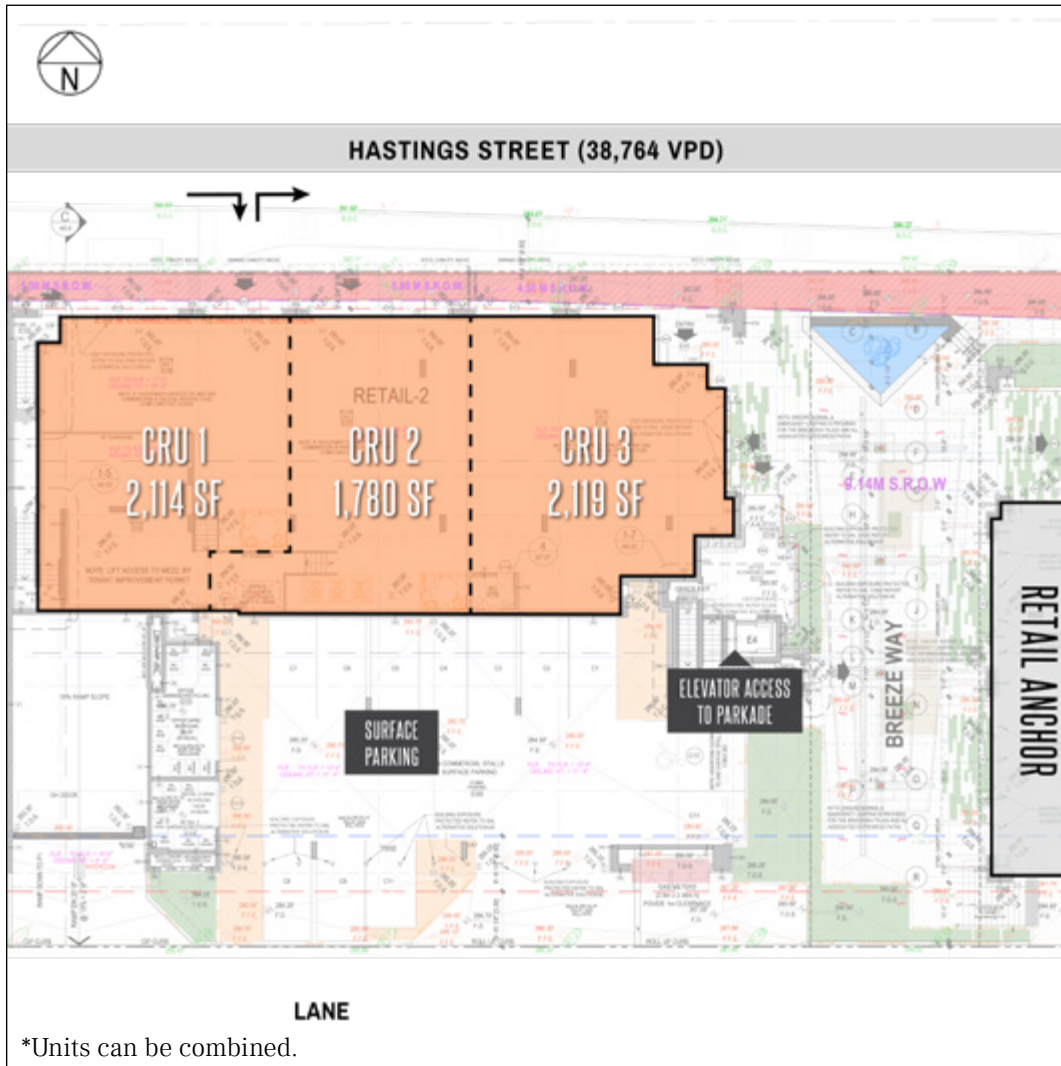
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## RETAIL FLOOR PLANS: BUILDING B - LEVEL 1

## BUILDING B



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## OFFICE RENDERINGS



## OFFICE FLOOR PLANS: BUILDING B - LEVEL 2



**FOR SALE**

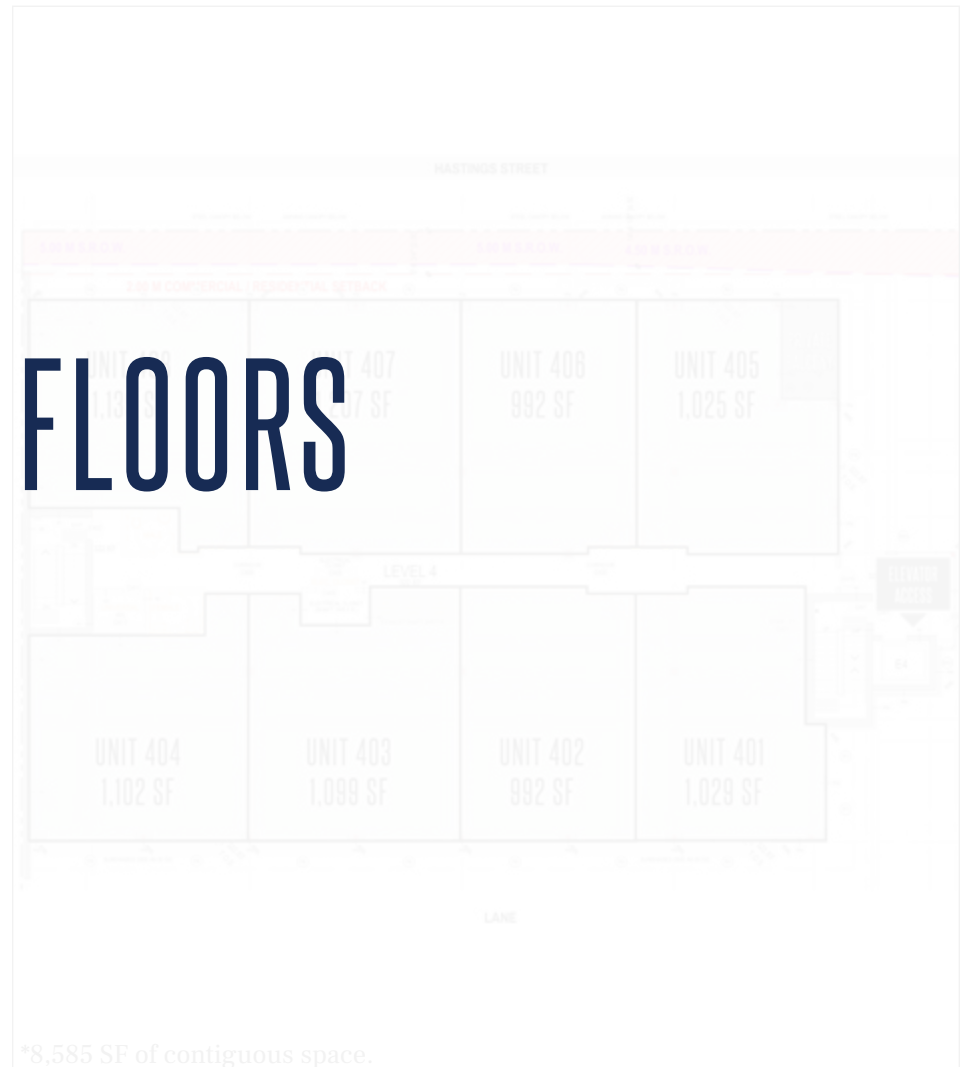
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OFFICE FLOOR PLANS: BUILDING B - LEVEL 3



OFFICE FLOOR PLANS: BUILDING B - LEVEL 4



**FUTURE FLOORS**

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**OFFICE AMENITIES - 2,000 SF SHARED ROOF DECK**



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2021 Demographics	1 KM	3 KM	5 KM
Population	13,397	71,303	189,382
Households	4,919	27,410	70,815
Average Household Income	\$115,148	\$107,972	\$110,544







Developed by:



Marketed by:

**Marcus & Millichap**

Marcus & Millichap  
1280-333 Seymour Street  
Vancouver, BC V6B 5A6

T (604) 638-2121  
F (604) 638-2122

[MarcusMillichap.ca](http://MarcusMillichap.ca)

For more information, please contact:

**Jack Allpress**

Personal Real Estate Corporation  
Senior Managing Director Investments  
(604) 638-1975  
JAllpress@MarcusMillichap.com

**Boe Iravani**

Personal Real Estate Corporation  
First Vice President Investments  
(604) 675-5253  
Boe.Iravani@MarcusMillichap.com

**Robert Hamilton**

Associate  
(604) 398-2773  
RHamilton@MarcusMillichap.com

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