



FOR LEASE

6-month Pop Up Restaurant with Drive Thru Leasing Opportunity

6535 KINGSWAY STREET, BURNABY, BC

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PROPERTY OVERVIEW

Colliers is pleased to present an opportunity to lease a free-standing restaurant with drive thru for 6 months on Kingsway in Burnaby, BC.

Located on Kingsway between Sperling and Gilley Avenues, the property benefits from significant vehicular traffic.

Civic Address	6535 Kingsway Street, Burnaby, BC
Legal Address	Parcel Identifier: 002-325-241 Legal Description: LOT 75 DISTRICT LOT 96 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 32131
Location	Strategically located on Kingsway between Sperling and Gilley Avenues in Burnaby, the property benefits from significant vehicular traffic.
Year Built	Originally built in 1989
Building Type	Free standing restaurant with drive thru
Site Area	35,000 SF +/-
Building Area	3,480 SF +/-
Available	August 16th, 2026
Parking	38 +/- parking stalls on site
Access/Egress	Two right in's and two right out's on Kingsway
Improvements	Currently fixtured as a fast food restaurant
Zoning	C7
Term	August 16th , 2026 – February 15th , 2027
Gross Rent	Please Contact Listing Brokers



LOCATION OVERVIEW

Located on Kingsway between Sperling and Gilley Avenues in Burnaby, the property is ideally located a short distance to Metrotown to the West and the City of New Westminister to the East.

The trade area is substantial. There are an estimated 938,723 residents living within a 15 minute drive time (2025 estimate).



Bike Score

81



Walk Score

85



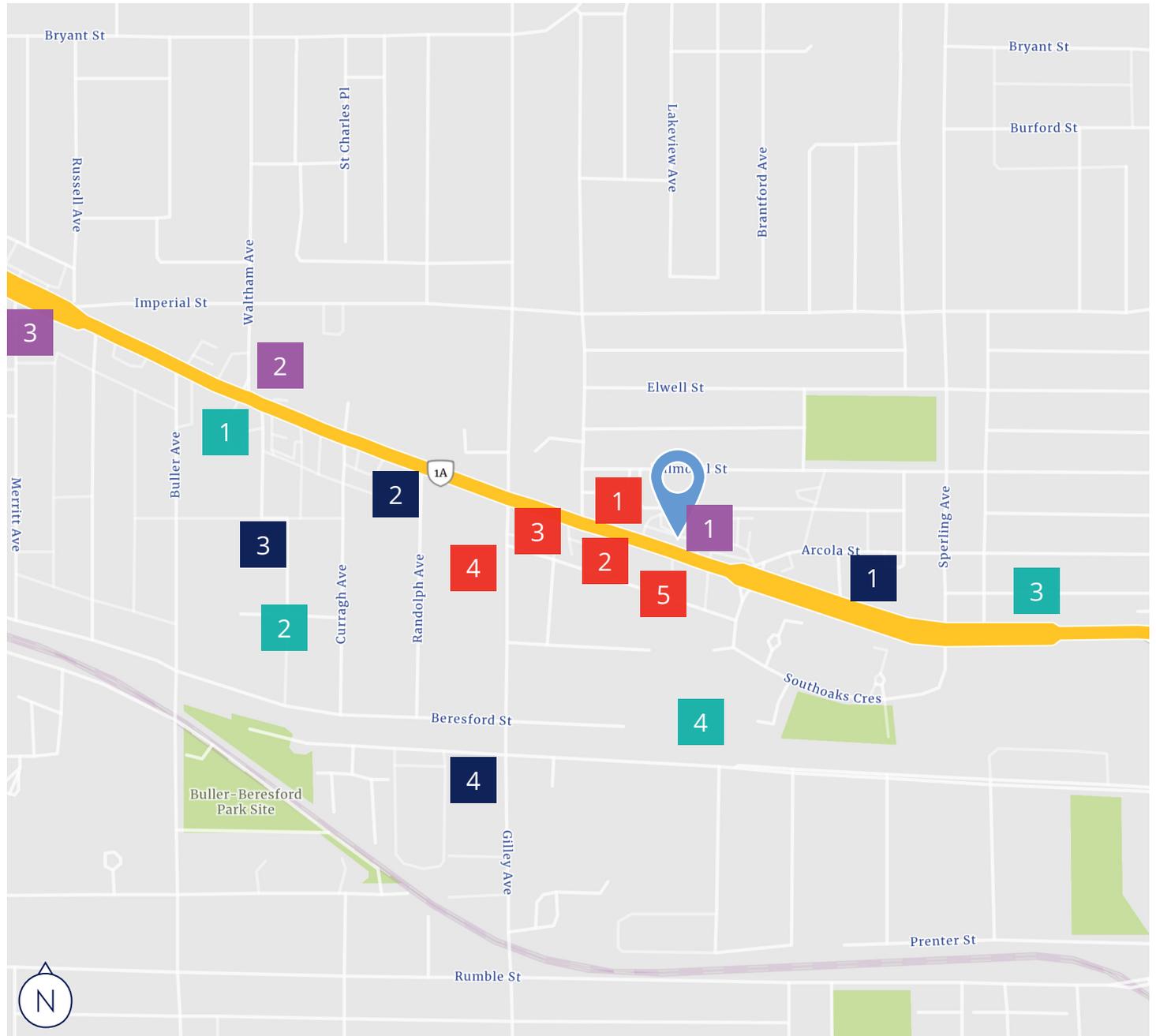
Transit Score

63

NEARBY AMENITIES

6535 Kingsway

Grocery Stores	
1	Habesha Grocery store
2	Van Paul's Wholesale
3	Kingsway Persia Foods Produce Markets
4	SuzuYa
Restaurants	
1	Pho Den
2	MYST Asian Fusion
3	Lee Garden Seafood Restaurant
4	Passion1818 (Sushi-kaya)
5	The Flaky Balkan Bakery
Gas Stations	
1	Super Save Gas Station
2	Chevron - Gas Station
3	Super Save Gas Station
Services	
1	Mr. Lube + Tires
2	FedEx Authorized ShipCentre
3	Central Commercial & Residential services ltd
4	DMS Service Ltd. Mechanical Contractor

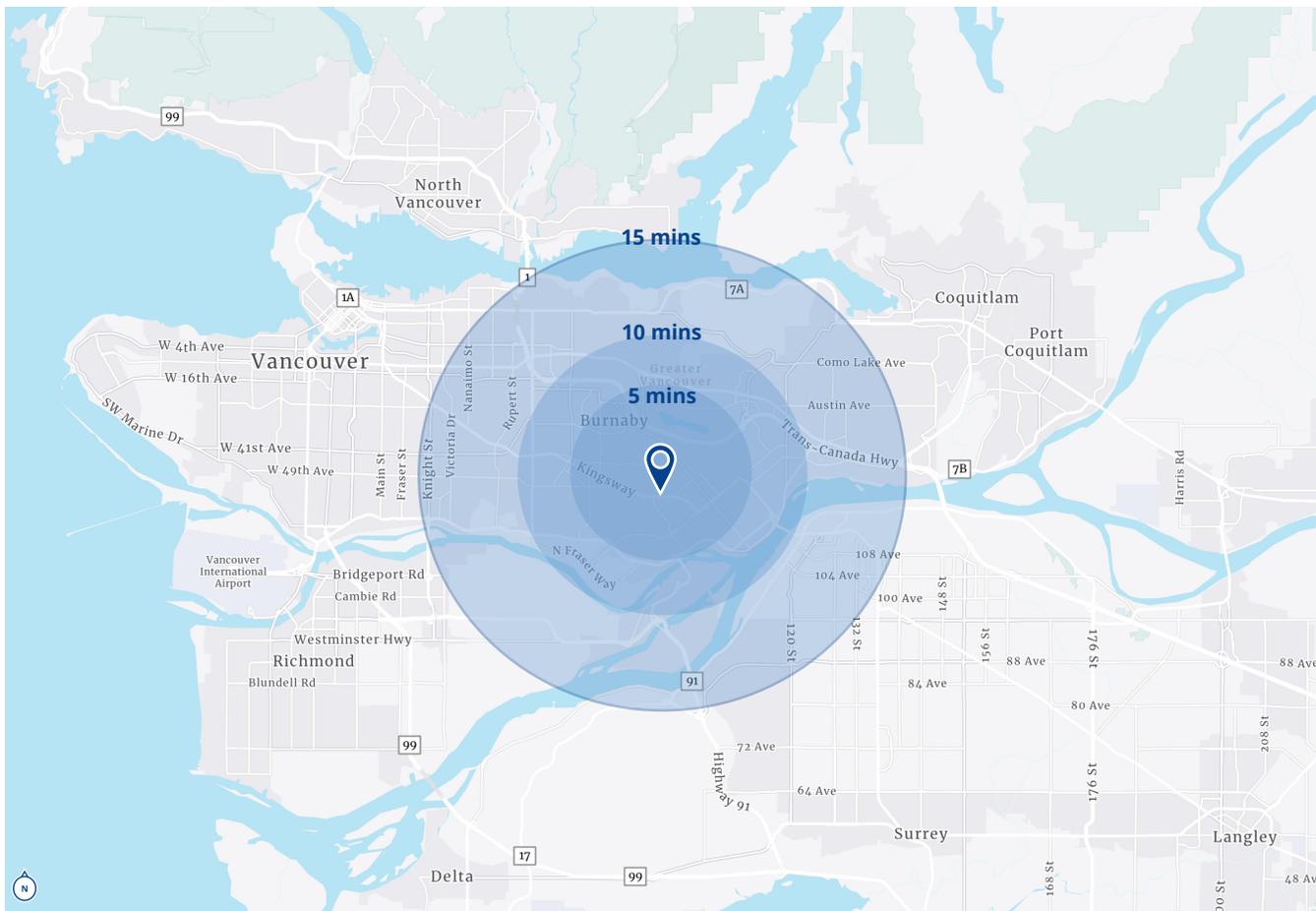


KINGSWAY



SITE PLAN _____





DEMOGRAPHICS

Drive Times	5 mins		10 mins		15 mins	
	2025	2030	2025	2030	2025	2030
Total Population	129,451	139,014	397,980	417,782	938,723	988,833
Average Household Income	\$121,041	\$142,980	\$126,545	\$149,289	\$128,767	\$152,067
Total Households	47,649	50,716	152,015	157,886	341,010	356,012

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

A wide-angle photograph of a commercial building at 6535 Kingsway in Burnaby, BC. The building is a single-story structure with a brown and white facade. To the left, there is a tall signpost with a circular logo and text that reads "HOME OF THE DUNSTON FAMILY" and "SMALL COFFEE & TOWERS PLACE". A white car is parked in the lot. In the foreground, a large white garbage truck is driving on the road. In the background, there are tall evergreen trees and a multi-story apartment building under a blue sky with scattered clouds.

6535 Kingsway, Burnaby, BC

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