

Marcus & Millichap



VALEO
BURNABY HEIGHTS

Developed by:

StreetSide
A QUALICO Company

AVAILABLE

SOLD

OFFICE STRATA FOR SALE **VALEO IN BURNABY HEIGHTS**

4756 HASTINGS STREET, BURNABY, B.C

- + Ready for Fixturing Q2, 2025
- + Can be delivered in Warm Shell Condition

BROKER INCENTIVE

BONUS \$1,500 FEE FOR THE FIRST 5 COMPLETED DEALS

FOR SALE

4756 HASTINGS STREET, BURNABY, B.C.

OPPORTUNITY

Valeo is a 5-storey mixed-use building with 62 residential units, and approximately 35,151 SF of retail and 26,000 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 direct access to transit and future density along Hastings Street and offers a 2,000 SF shared rooftop amenity to all of the office tenants.

SALIENT DETAILS

Municipal Address: 4756 Hastings Street, Burnaby, B.C.

Timing: September 2025

Availability Now Selling:	2nd Floor	Size
	Unit 201*	1,029 SF SOLD
	Unit 202*	1,001 SF
	Unit 203*	1,105 SF
	Unit 204*	1,085 SF
	Unit 205*	2,039 SF SOLD
	Unit 206	2,140 SF SOLD
	3rd Floor	Size
	Unit 301	4,220 SF
	Unit 302*	4,434 SF
Total		8,654 SF
*Inclusive of private patio		

Loading: 1 Class B Loading Bay

Parking Allocation: Approx. 2 Stalls Per Unit

Zoning: Comprehensive Development District



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

FOR SALE

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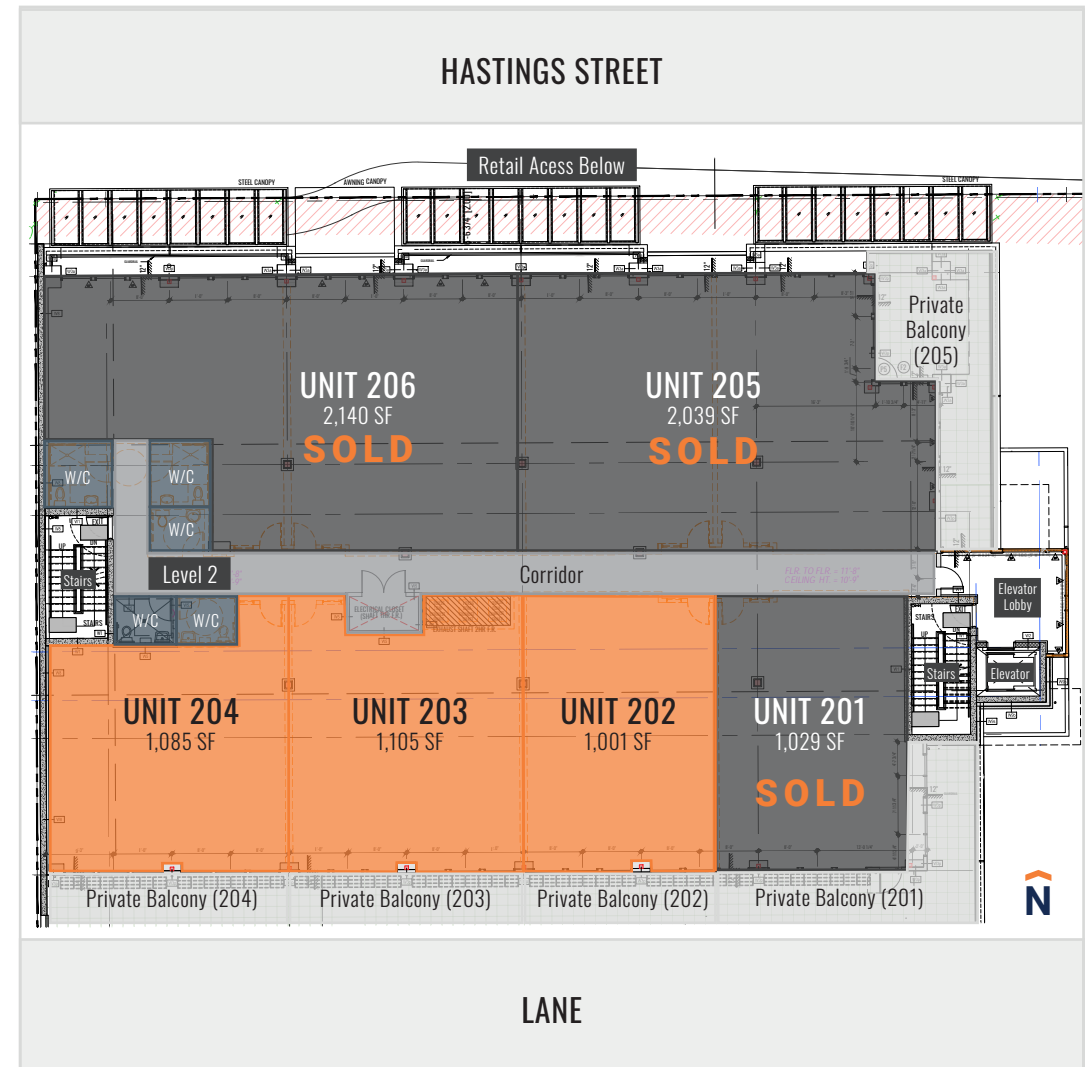
OFFICE RENDERINGS

2nd Floor	Size	Prices
Unit 201*	1,029 SF	SOLD
Unit 202*	1,001 SF	\$951,000
Unit 203*	1,105 SF	\$1,050,000
Unit 204*	1,085 SF	\$1,031,000
Unit 205*	2,039 SF	SOLD
Unit 206	2,140 SF	SOLD
Total Contiguous	3,191 SF	
Asking Price	\$950 PSF	
	*Limited time offer for 2nd floor units	

*Inclusive of private patio



2ND FLOOR



FOR SALE

4756 HASTINGS STREET, BURNABY, B.C.



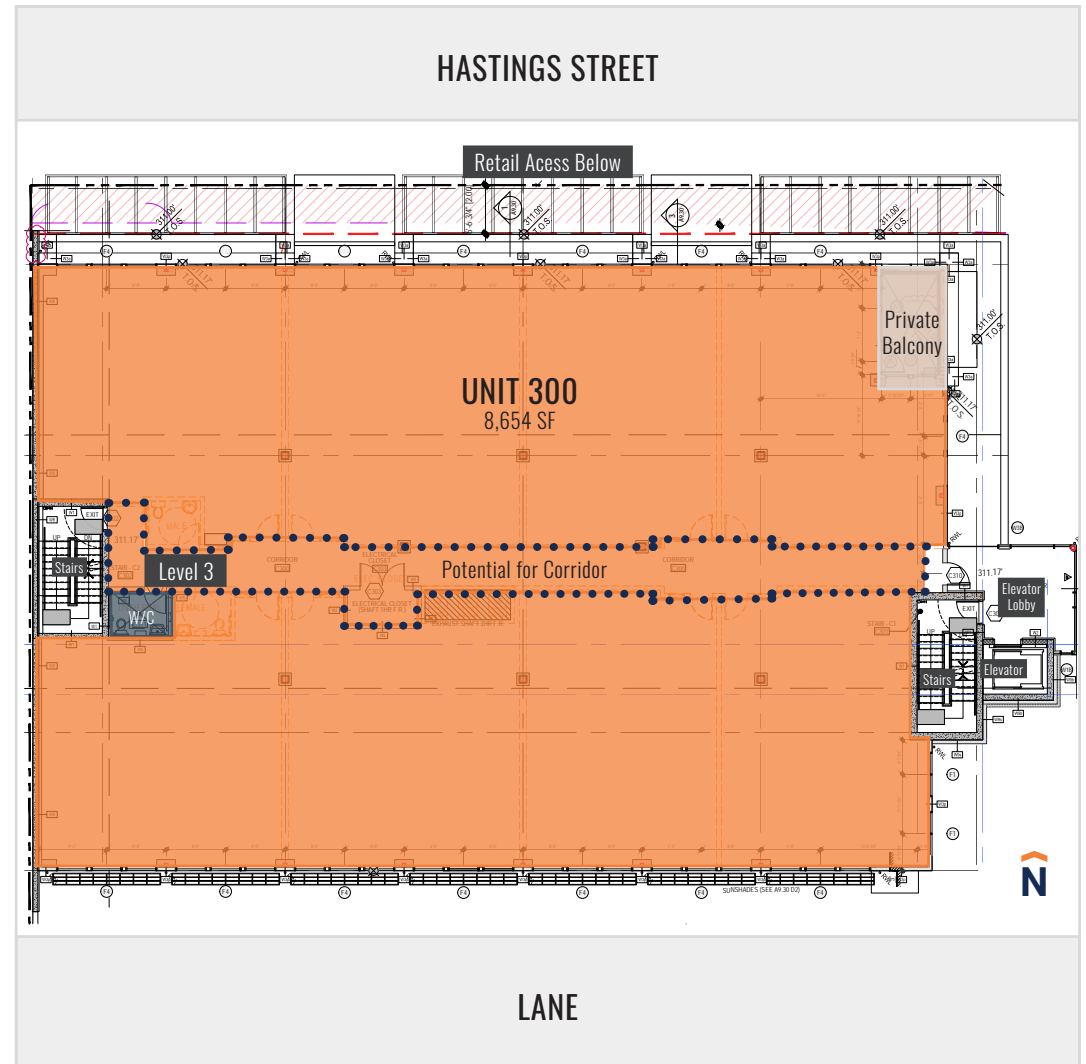
OFFICE RENDERINGS

3rd Floor	Size	Prices
Unit 300*	4,220 - 8,654 SF	Contact Listing Agent
4th Floor	8,654 SF	Coming Soon

*Inclusive of private patio



3RD FLOOR



FOR SALE

4756 HASTINGS STREET, BURNABY, B.C.



DELIVERY SPECIFICATIONS



HVAC Installed, ready to be distributed



Electrical wiring



Demising wall, primed but not painted



Basic lighting distributed to open plan



Sprinklers distributed via open plan



SUSTAINABILITY INFORMATION

The project is designed to utilize central high efficiency, air source, variable refrigerant flow heat pumps for space heating and cooling recognized as a Low Carbon Energy System (LCES) in the City of Burnaby's LCES Policy. As such, compliance with Step 2 + GHGI is followed in this project. The office units are equipped with Central Air Source Variable Refrigerant Flow Heat Pump System and 80%+ high-efficiency unitized ERV for direct ventilation.



FOR SALE

4756 HASTINGS STREET, BURNABY, B.C.



OFFICE AMENITIES - 2,000 SF SHARED ROOF TERRACE (OFFICE USERS ONLY)



FOR SALE

4756 HASTINGS STREET, BURNABY, B.C.

WALK SCORE
VERY WALKABLE

86

TRANSIT SCORE
GOOD TRANSIT

59

BIKE SCORE
VERY BIKEABLE

46

2024 Demographics

Population

11,926

82,289

191,363

Households

4,172

72,211

166,409

Average Household Income

\$131,242

\$127,062

\$132,587

Nearby Amenities

Capitol Hill

Stans Pizza Joint

Sushi Bar Kilala

A&W

Mcdonalds

Orange Theory Fitness

Suren Persian Cuisine

Dynasty Gym Burnaby

Johu Hotpot

DOWNTOWN VANCOUVER

SAFEWAY
BC LIQUORSTORES

R5 RAPID BUS

CONFEDERATION PARK

GAMMA AVENUE

HASTINGS STREET



Developed by:

StreetSide
A QUALICO Company

Marcus & Millichap

Marcus & Millichap
1111-1100 W Georgia Street
Vancouver, BC V6E 4M3

T (604) 638-2121

MarcusMillichap.ca

For more information, please contact:

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

Claudia Claasen
Director, Leasing & Sales
(604) 834-6680
Claudia.Claasen@MarcusMillichap.com

Robert Hamilton
Senior Director, Investments & Leasing
(604) 398-2773
RHamilton@MarcusMillichap.com

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