



Developed by:

**StreetSide**  
A QUALICO® Company



## 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 <b>SOLD</b>
Unit 202*	1,001 SF
Unit 203*	1,105 SF
Unit 204*	1,085 SF
Unit 205*	2,039 SF <b>SOLD</b>
Unit 206	2,140 SF <b>SOLD</b>
3rd Floor	Size
Unit 301	4,220 SF
Unit 302*	4,434 SF
Total	<b>8,654 SF</b>

\*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

4756 HASTINGS STREET, BURNABY, B.C.



VALEO  
BURNABY HEIGHTS

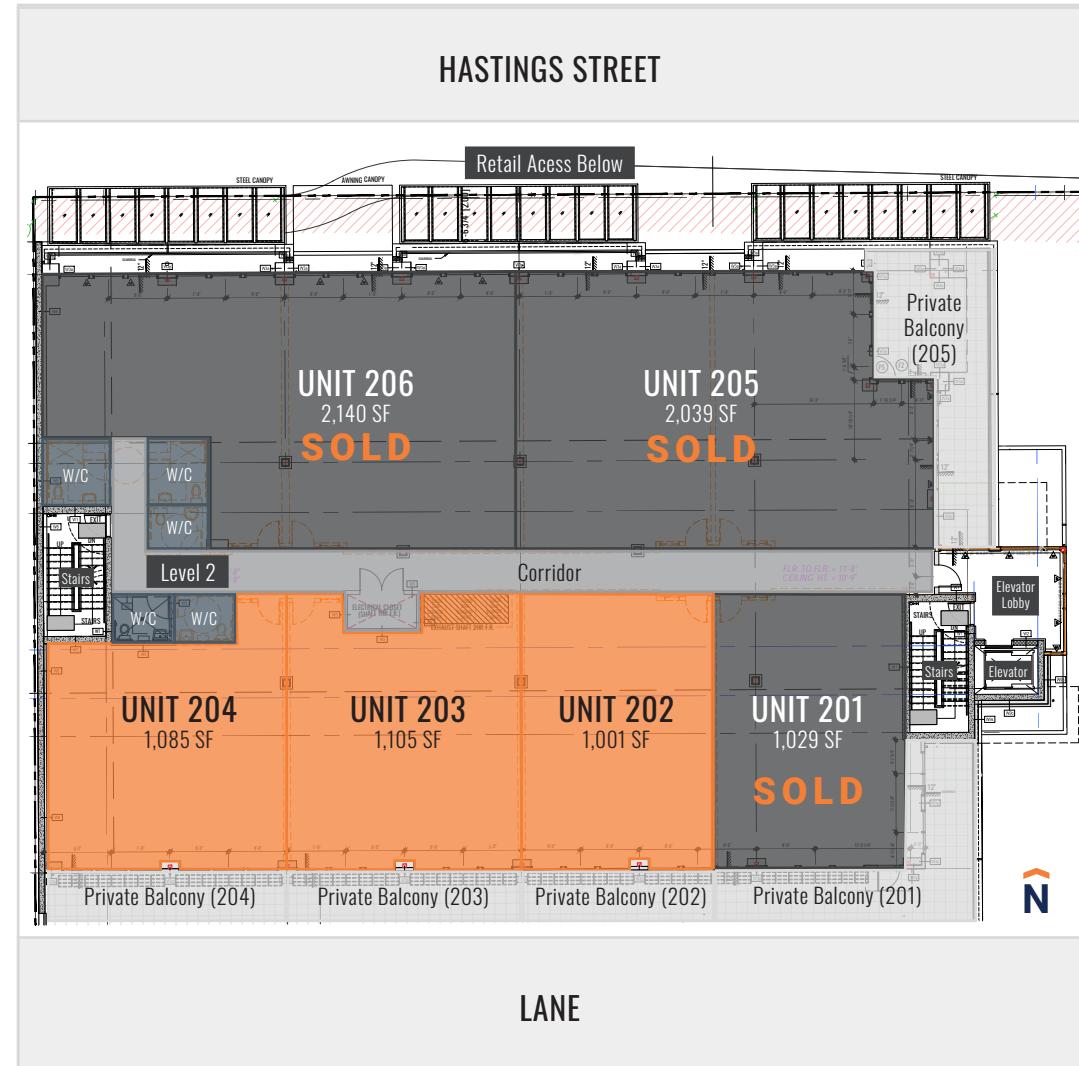
## OFFICE RENDERINGS

2nd Floor	Size	Prices
Unit 201*	1,029 SF	<b>SOLD</b>
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	<b>SOLD</b>
Unit 206	2,140 SF	<b>SOLD</b>
<b>Total Contiguous</b>	<b>3,191 SF</b>	
<b>Asking Price</b>	<b>\$950 PSF</b>	
*Limited time offer for 2nd floor units		

\*Inclusive of private patio



## 2ND FLOOR



# FOR SALE

4756 HASTINGS STREET, BURNABY, B.C.



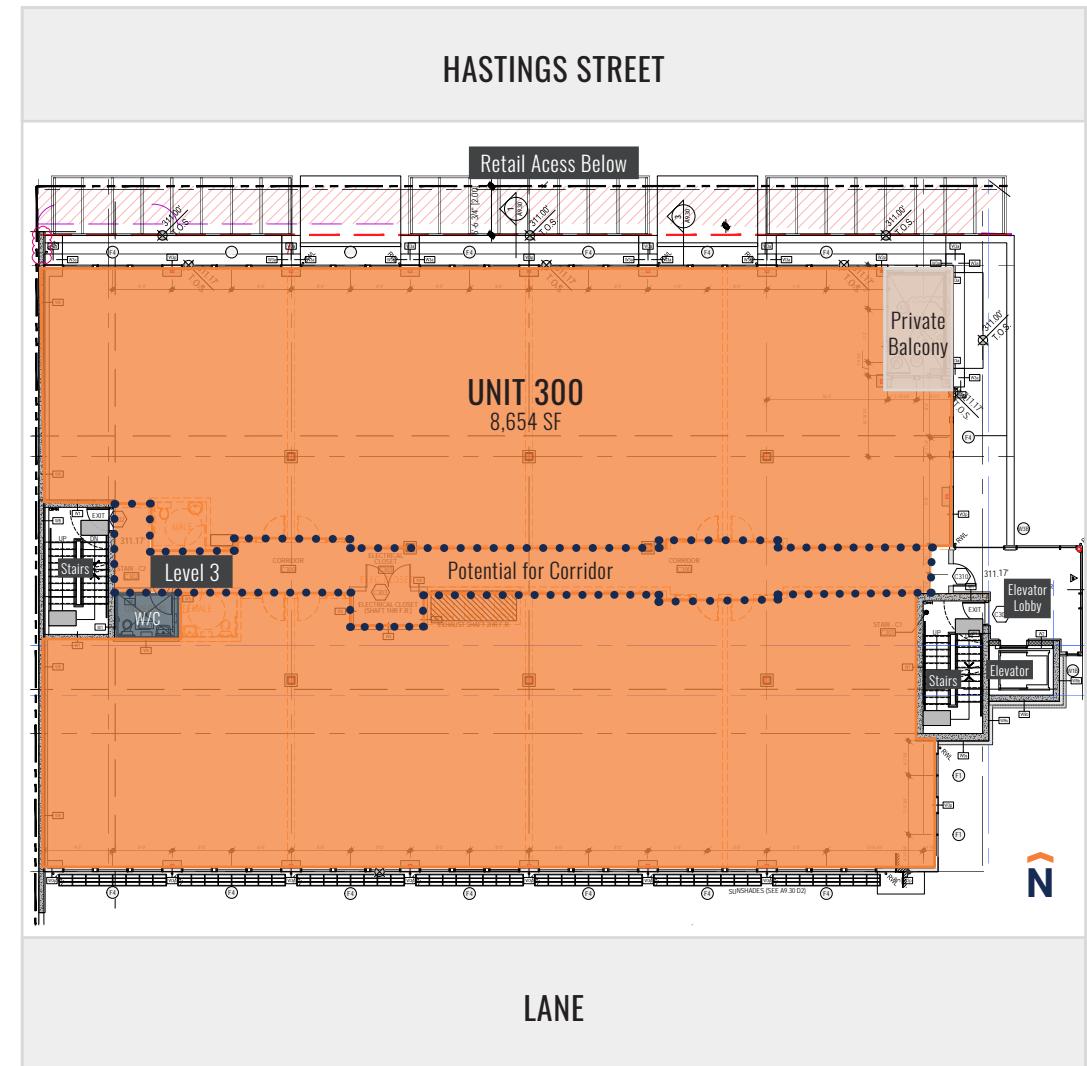
## OFFICE RENDERINGS

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.



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VALEO  
BURNABY HEIGHTS

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



# FOR SALE

4756 HASTINGS STREET, BURNABY, B.C.

2024 Demographics	1 KM	3 KM	5 KM
Population	11,926	82,289	191,363
Households	4,172	72,211	166,409
Average Household Income	\$131,242	\$127,062	\$132,587

WALK SCORE  
VERY WALKABLE

**86**

TRANSIT SCORE  
GOOD TRANSIT

**59**

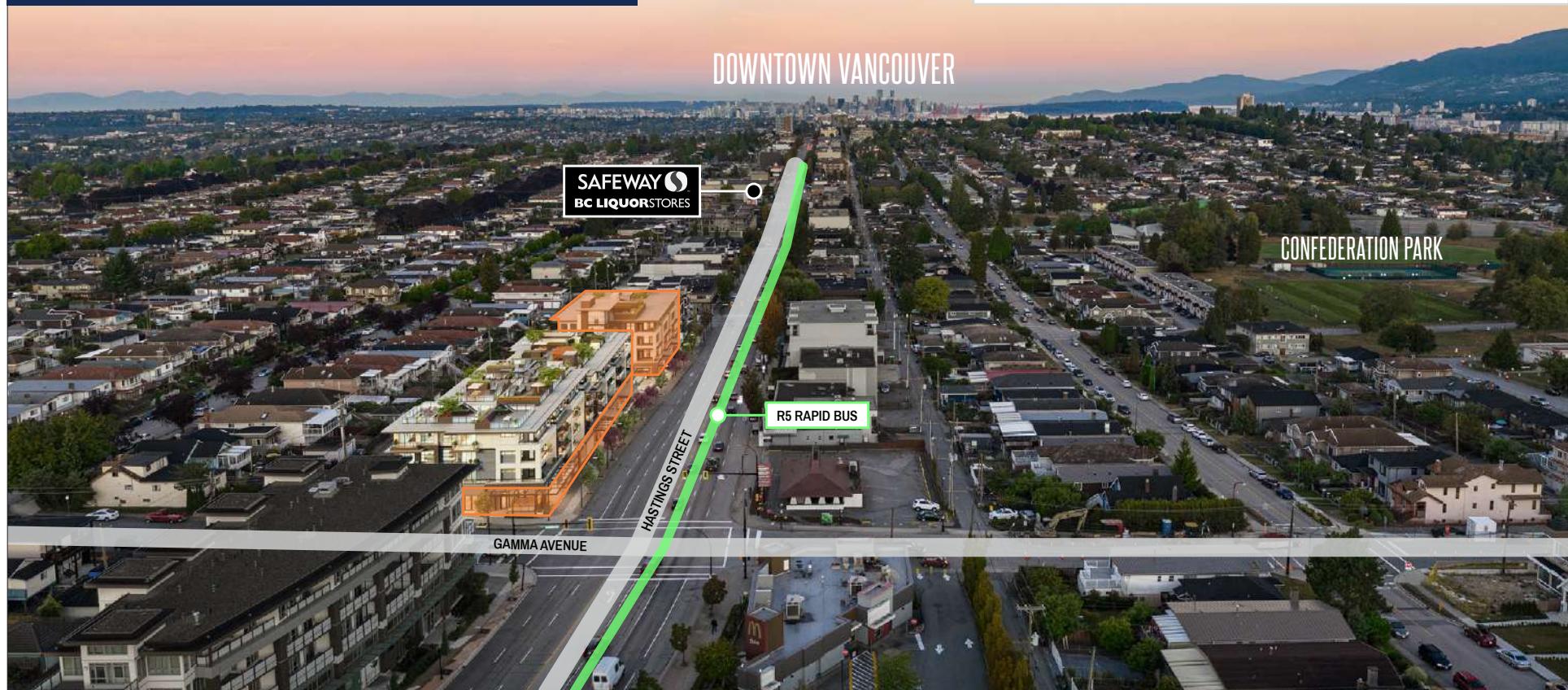
BIKE SCORE  
VERY BIKEABLE

**46**

## Nearby Amenities

Capitol Hill	Stans Pizza Joint
Sushi Bar Kilala	A&W
McDonalds	Orange Theory Fitness
Suren Persian Cuisine	Dynasty Gym Burnaby
John Hotpot	

## DOWNTOWN VANCOUVER





**VALEO**  
BURNABY HEIGHTS

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**Marcus & Millichap**

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