

**101 - 3701 HASTINGS STREET, BURNABY**  
RETAIL UNIT IN THE BOUNDARY VIEW PLAZA

**FOR  
LEASE**



**WILLIAM | WRIGHT**

Commercial Real Estate Services

**NATHAN ARMOUR**  
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# 101 3701 HASTINGS ST BURNABY

Direct Exposure onto Hastings Street

In-suite Washroom and Kitchenette

Flexible CD Zoning

High Exposure Location on a Major  
Commuter Arterial

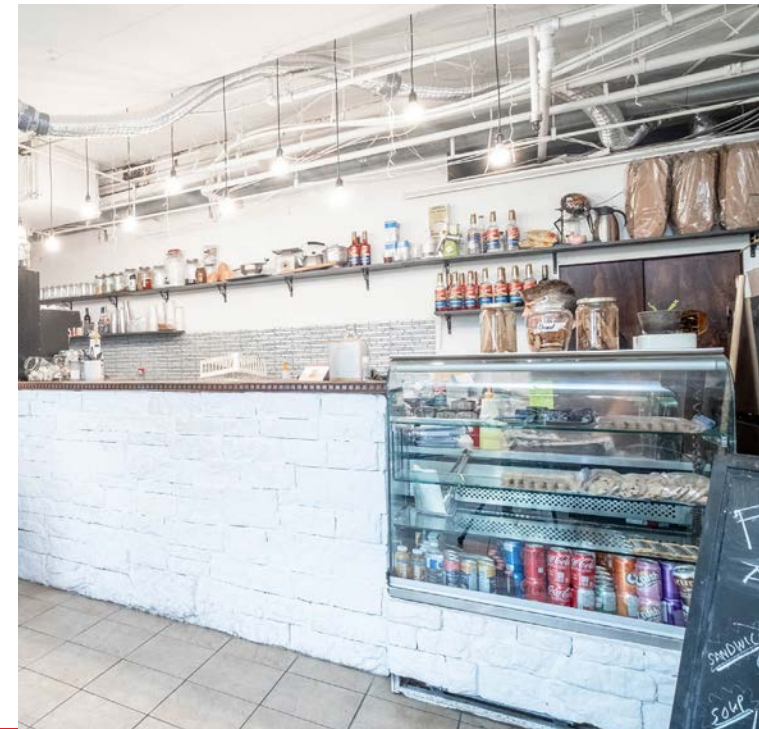
Central Location with Easy Access to  
Transit and many Amenities



## OVERVIEW

3701 Hastings Street is located in the vibrant neighborhood of Burnaby Heights, offering convenient access to major roads such as Hastings St, Gilmore Ave, Willingdon Ave, Boundary Rd, and Highway-1. The retail unit is situated within a mixed-use residential tower along Hastings Street, providing a great blend of nearby amenities. The retail space measures 1,378 sq. ft. and is currently operating as a cafe, featuring a small kitchen, a spacious seating area, an en-suite washroom, and large display windows. These windows not only allow ample natural light but also offers excellent exposure for signage to the high foot and vehicle traffic along bustling Hastings Street. On an average day, approximately 30,000 vehicles pass by the area. The property's strategic location is in a developing neighborhood with several ongoing developments in the immediate vicinity, making it an attractive and promising area for business opportunities.

The Heights on Hastings Street has fostered a vibrant and diverse community since 1908, providing a welcoming atmosphere for small businesses to thrive. With 330 retail shops and services, including specialty grocery stores, eateries, butchers, and bakeries, this neighborhood offers a range of opportunities. Benefit from the close-knit community, convenient downtown access, and proximity to various amenities. Secure your place in this lively commercial hub by leasing this retail unit today.





**UNIT SIZE**  
+/- 1,164 SQFT

**ZONING**  
CD

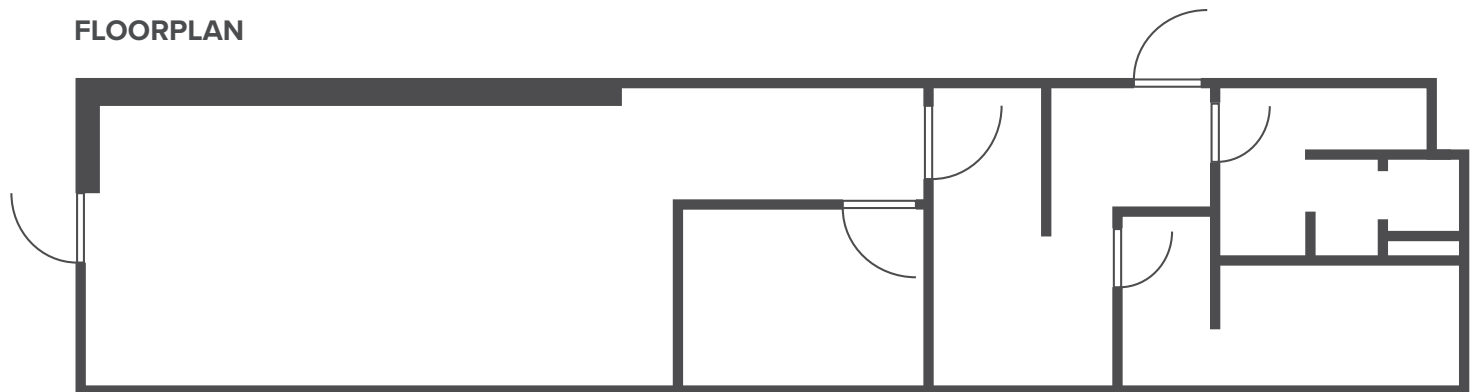
**BASIC RENT**  
\$35.00/FT

**ADDITIONAL RENT**  
\$10.55/FT

**MONTHLY RENT**  
\$4,365.00 + GST



**FLOORPLAN**





## LOCATION

Since 1908, The Heights on Hastings Street has been home to a vibrant commercial district. With 330 diverse retail shops and services, including some of the Lower Mainland's most loved eateries, specialty grocery stores, butchers, bakers, and services. With good walk-by traffic, and strong drive-by traffic the Heights is a great location for any business owner to call home.

## FOR MORE INFORMATION CONTACT

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