



**CUSHMAN &
WAKEFIELD**

RETAIL FOR LEASE
MADISON & DAWSON
BURNABY, BC



madison & dawson

Brand New | Steps From Skytrain | Vibrant Brentwood Community | Balance

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RETAIL FOR LEASE

MADISON & DAWSON

BURNABY, BC



THE OPPORTUNITY

Madison & Dawson represents a great opportunity to lease prime retail premises in the Brentwood district. Within walking distance of Brentwood and Gilmore Skytrain stations, the area has achieved a great mix of tenants at both the local and national levels. The opportunity allows for business owners to lease retail units alongside Starbucks, Whole Foods, Shoppers Drug Mart, Home Depot and many more who have chosen to do business in the area. With only 6 retail units available for lease, they won't be available for long!

LOCATION

The subject retail units are located along Dawson Street in the city of Burnaby. This emerging neighborhood is currently undergoing a transformation from industrial service area to high density residential with retail commercial to service the growing population. Significant projects in the area include the redevelopment of Brentwood Shopping Centre which will include approximately 2,700 residential units and 1.5 Million square feet of commercial space and the phased development of the Gilmore Lands by Onni Group which will include approximately 2,500 residential units and one Million square feet of commercial space.



DESCRIPTION OF PREMISES

- Mixed use development
- Blocks to Gilmore & Brentwood Skytrain Stations
- Units sizes range from 815 sq. ft. to 2,134 sq. ft.
- 16 dedicated commercial parking spaces

THE LANDLORD

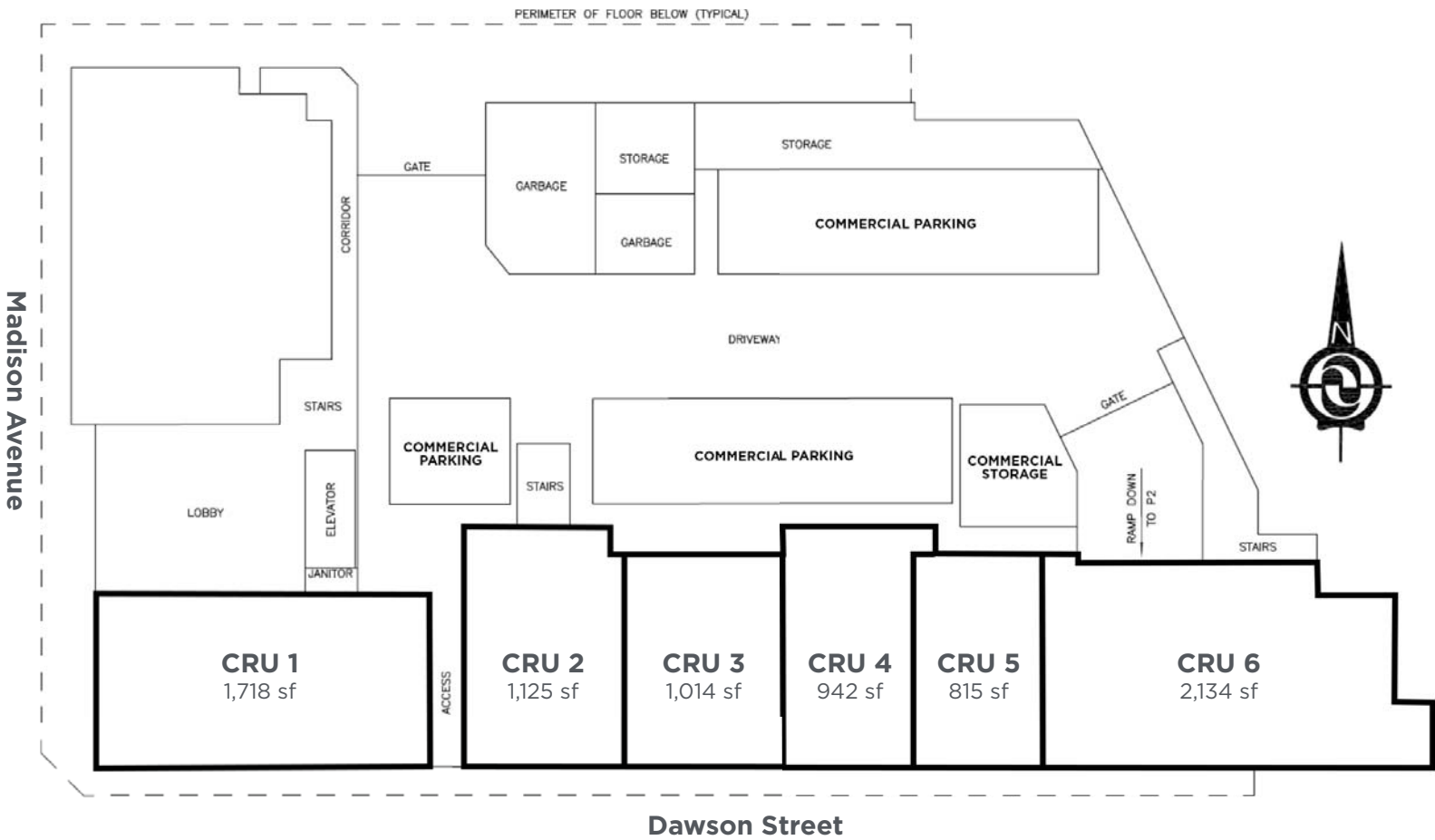
AviSina is an experienced real estate development and property management company, supporting community through distinguished places. Our dedicated team of property managers, operate a portfolio of privately held properties in Western Canada, the majority of which are in BC's Lower Mainland. Our experience, and a deep commitment to the distinct needs of each community, ensures that all properties are developed and managed to the best of their potential.

EXPECTED COMPLETION

Q2, 2018



BRAND NEW | STEPS FROM SKYTRAIN |
VIBRANT BRENTWOOD COMMUNITY |
BALANCE



ADDRESS	CRU	UNIT SIZE*	CEILING HEIGHT**	ASKING RENT
4301 Dawson Street	1	1,718 sf	18'	\$42.00 psf
4303 Dawson Street	2	1,125 sf	15' 4"	\$40.00 psf
4311 Dawson Street	3	1,014 sf	15' 4"	\$40.00 psf
4315 Dawson Street	4	942 sf	13' 10"	\$38.00 psf
4321 Dawson Street	5	815 sf	11' 10"	\$40.00 psf
4325 Dawson Street	6***	2,134 sf	11' 10" + 9' 10"	\$42.00 psf

ADDITIONAL RENT (2018)

Estimated at \$12.00 psf

* Based on strata plans

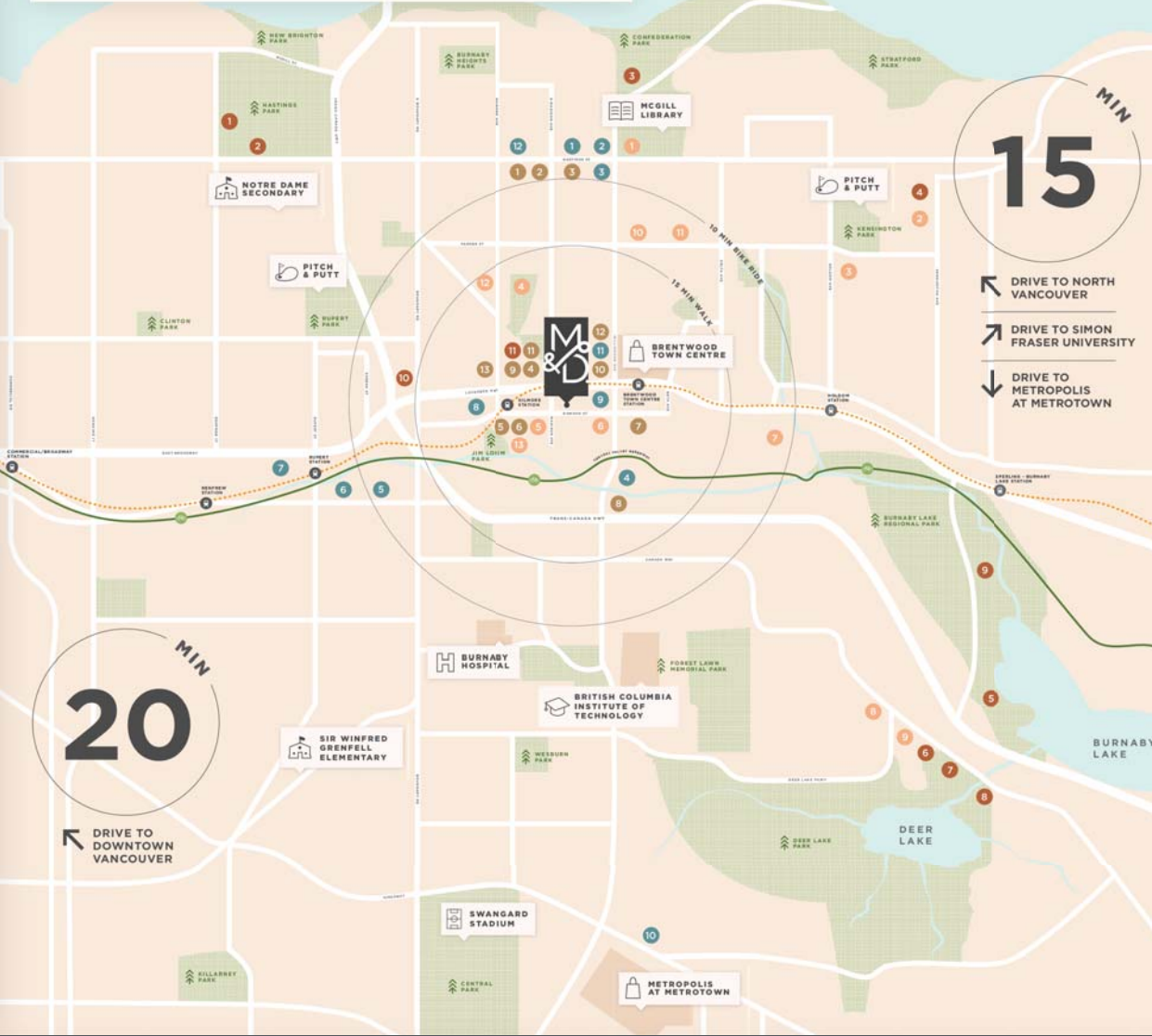
** Approximate height from unfinished floor to underside of concrete slab

*** Includes access to outdoor patio area.



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RETAIL FOR LEASE MADISON & DAWSON BURNABY, BC



ENTERTAINMENT/LEISURE

- 1 Pacific Coliseum
- 2 Playland
- 3 Eileen Dailly Pool
- 4 Kensington Pool
- 5 Burnaby Lake Rowing Pavilion
- 6 Burnaby Art Gallery
- 7 Shadbolt Centre for the Arts
- 8 Burnaby Village Museum
- 9 Burnaby Lake Sports Centre
- 10 Pacific DanceArts
- 11 Steve Nash Sports Club

FOOD & DINING

- 1 The Pear Tree
- 2 Waves Coffee House
- 3 Anton's
- 4 Cactus Club
- 5 Starbucks
- 6 Kita Sushi
- 7 Pasta Amore
- 8 The Keg
- 9 Tim Hortons
- 10 Joey Burnaby
- 11 Boston Pizza
- 12 Browns Socialhouse
- 13 White Spot
- 14 Steamworks Brewery

ESSENTIALS

- 1 Confederation Community Centre
- 2 Burnaby North Secondary
- 3 Aubrey Elementary
- 4 Willingdon Community Centre
- 5 People's Pharmacy
- 6 TD Bank
- 7 Burnaby Veterinary Hospital
- 8 Burnaby Central Secondary
- 9 City Hall
- 10 Alpha Senior Secondary
- 11 Brentwood Park Elementary
- 12 Kitchener Elementary
- 13 Dawson Medical Clinic

SHOPPING

- 1 Triple A Market
- 2 Cogg's Antiques
- 3 Safeway
- 4 Costco
- 5 Walmart
- 6 Canadian Tire
- 7 Superstore
- 8 Home Depot
- 9 Whole Foods
- 10 London Drugs
- 11 Save-On-Foods
- 12 Cioffi's

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*Craig Haziza is licensed with CAH Realty Inc. and has a contractual relationship with Cushman & Wakefield Ltd.
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