SEPTEMBER 2025







Commercial Sale & Leasing Opportunities

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FOR SALE | Vancouver, Burnaby, North Shore, New Westminster & Vancouver Island



Jasmine
3450 - 3498 East Hastings Street, Vancouver

13 strata units available for sale, located on Hastings Street at the entrance to Burnaby. Directly adjacent to Highway 1, providing easy access to downtown Vancouver and Metro Vancouver.

Available Area: 507 SF - 11,715 SF
Sale Price: **$541,100 - $10,544,400**



#213-1305 Welch Street, North Vancouver

Strata unit for sale. Fully equipped commercial kitchen with retail storefront and outdoor patio seating area available in North Vancouver. 1 grade loading door and 3 reserved parking stalls available.

Available Area:	Ground Floor:	2,467 SF
	Mezzanine:	474 SF
	Ground Floor:	2,941 SF
Sale Price:	**$2,355,000**	



#304-4388 Beresford Street, Burnaby

Prime office space located in the heart of Burnaby, walking distance to Metropolis Shopping Centre. Improved with an open plan, 2 large meeting rooms and a private washroom.

Available Area: 781 SF
Sale Price: **Contact Kyle Wilson or James Morris**



601 Columbia Street, New Westminster

Freestanding building located in New Westminster. The property is improved with a two-storey, multi-tenant, commercial building.

Available Area:	Main Floor:	2,070 SF
	Second Floor:	2,169 SF
	Total Area:	4,293 SF
Sale Price:	**$2,995,000**	









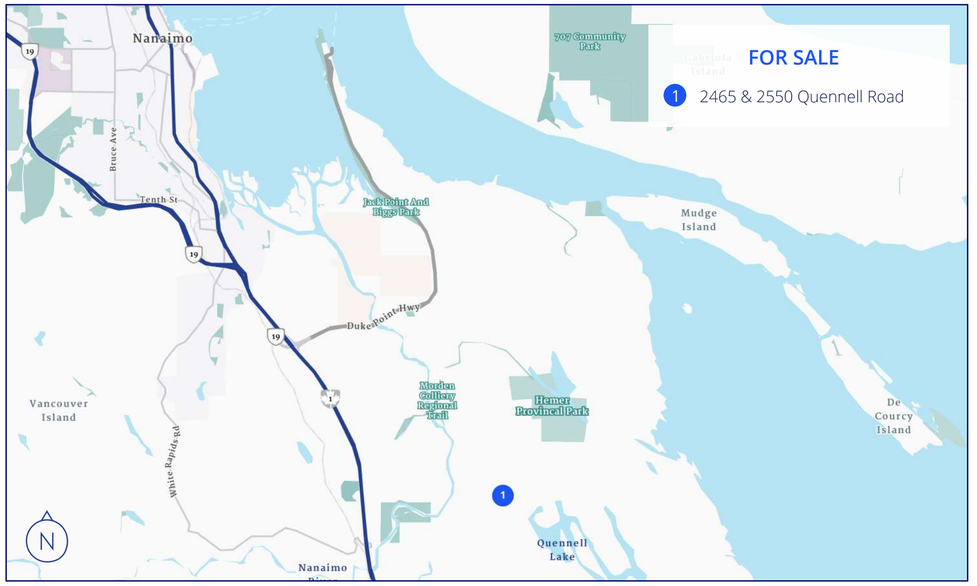
Quennell Lake Estate
2465 & 2550 Quennell Road, Nanaimo

The parcel is currently held under a long-term lease with an option to purchase. Existing infrastructure of commercial buildings, greenhouses and a licensed water source located on the property.

Over 66.85 acres of lake front tranquility along Vancouver Island's Quennell Lake with over 2,000 SF of low-bank lakefrontage.

The property is located 20 minutes from Nanaimo, offering convenient access to ferry terminals and the Nanaimo Airport.

Zoning:	AR1 - Rural Resource (potential for agriculture, forestry and limited tourism use)
Combined Lot Size:	66.85 acres
Greenhouses:	10,820 SF (+/-)
Buildings:	16,112 SF (+/-)
Residence:	2,400 SF (+/-)
Sale Price:	**Contact Kyle Wilson or Mark Lester**



PRICE REDUCTION



2662 West 4th Avenue, Vancouver

Ground floor, strata retail unit located along 4th Avenue in Kitsilano. The building is a four-storey, mixed use building with 15 ground floor strata units.

Located just east of MacDonald Street and benefits from high foot and vehicle traffic.

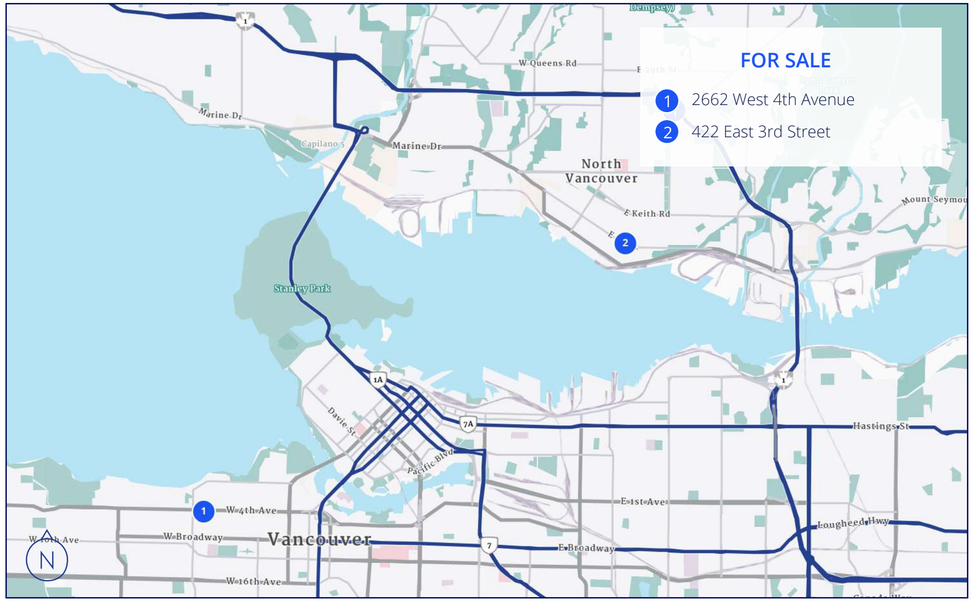
Parking:	Reserved and street parking available
Zoning:	C-2 - Mixed Use
Available Area:	2,624 SF
Sale Price:	**$2,800,000**



422 East 3rd Street, North Vancouver

This new development features 3 midrise buildings with ground level retail/commercial units and 168 new residential units including; condos, townhomes and live-work studios above.

Unit:	SL 15
Available Area:	903 SF
Sale Price:	**Contact Kyle Wilson or Blake Davies**



FOR LEASE

Vancouver, Burnaby, North Shore, New Westminster, Maple Ridge & Abbotsford



Jasmine
3450 - 3498 East Hastings Street, Vancouver

The Jasmine is a new mixed-use residential building located along East Hastings Street near the entrance to The Heights neighbourhood in Burnaby. Two functional retail units available for lease.

Lease Type:	Head lease	
Available Area:	3450 East Hastings:	1,445 SF
	3488 East Hastings:	507 SF
Additional Rent:	$19.00 PSF	
Net Rent:	**Contact Kyle Wilson or Kira Liu**	



233 West Broadway, Vancouver

Free standing building with grade loading directly into the basement. The property is situated on West Broadway, 2 blocks from Broadway-City Hall SkyTrain Station.

Lease Type:	Head lease	
	Main Floor:	2,266 SF
Available Area:	Basement:	2,226 SF
	Total Area:	4,452 SF
Additional Rent:	$12.00 PSF	
Net Rent:	**Contact Kyle Wilson or Kira Liu**	



275 West 5th Avenue, Vancouver

Ground level showroom space with street-front entry, high ceilings, open floor plans and large windows throughout and rear dock loading located in the heart of Mount Pleasant.

Lease Type:	Sublease (term expiry is April 30, 2030)	
	Main Floor:	8,380 SF
Available Area:	Mezzanine:	5,425 SF
	Total Area:	13,805 SF
Additional Rent:	$18.27 PSF (exclusive of in-suite janitorial and hydro)	
Net Rent:	**Contact Kyle Wilson or Marco DiPaolo**	



2688 & 2696 West Broadway, Vancouver

High exposure retail unit located on the corner of West Broadway and Stephens Street.

Lease Type:	Head lease	
	2696 West Broadway:	2,577 SF
Available Area:	2688 West Broadway:	1,310 SF
	Total Area:	3,887 SF
Additional Rent:	$15.00 PSF	
Net Rent:	**Contact Kyle Wilson or Sherman Scott**	





1402 West Broadway, Vancouver

End cap retail premises located at Broadway and Hemlock. Multiple surface parking available for customers. Existing co-tenants include; Circle K, Maple Leaf Pizza and Chinese Cuisine restaurant.

Lease Type:	Head lease
Available Area:	1,435 SF
Additional Rent:	$37.93 PSF
Net Rent:	**Contact Kyle Wilson or Sherman Scott**



4045 Main Street, Vancouver

End cap retail unit in strip mall. Ground floor retail space with exceptional exposure and prime signage opportunities located on Main Street. 2 parking stalls are available per unit.

Lease Type:	Head lease	
Available Area:	Unit 6A:	1,046 SF
	Unit 6B:	1,196 SF
	Total Area:	2,242 SF
Additional Rent:	$21.00 PSF	
Net Rent:	**Contact Kyle Wilson**	



680 Raymur Avenue, Vancouver

This property is located near downtown Vancouver and offers dock and grade loading, exposed wood-beam ceilings, HVAC and well-improved office spaces.

Lease Type:	Head lease	
	Unit A:	7,174 SF
Available Area:	Unit B:	19,364 SF
	Total Area:	26,538 SF
Additional Rent:	$12.00 PSF	
Net Rent:	**Contact Kyle Wilson, Jack Bougie or Matt Smith**	



2772 East Hastings Street, Vancouver

Ground floor retail space with functional courtyard. The space features signage opportunities located along East Hastings Street between Nanaimo and Renfrew.

Lease Type:	Head lease	
	Lot Size:	3,367 SF
Available Area:	Yard Area:	2,360 SF
	Building Area:	1,097 SF
Additional Rent:	$30.00 PSF	
Net Rent:	**Contact Kyle Wilson**	





Big Bend Crossing
5751 - 5821 Marine Way, Burnaby

Two retail units available in the well-known Big Bend Crossing shopping centre. Dock loading available for unit 100. Located near the intersection of Marine Way and Byrne Road.

Lease Type:	Head lease
Available Areas:	Unit 100 6,116 SF Unit 200A 4,158 SF
Additional Rent:	$21.35 PSF
Net Rent:	**$50.00 PSF per Annum**



West Oaks Mall
32650 - 32700 South Fraser Way, Abbotsford

Multiple retail units available for lease in West Oaks Mall located at the intersection of South Fraser Way and Gladwin Road. Multiple high-level tenants already located within the mall. Ample surface level parking available.

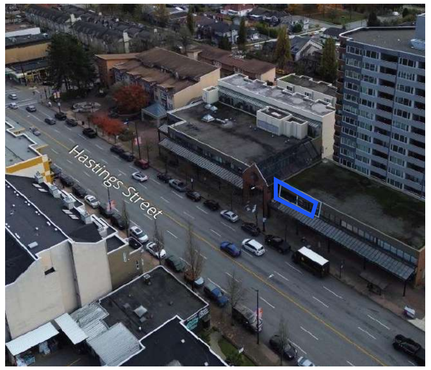
Lease Type:	Head lease
Available Areas:	198 SF - 29,113 SF
Net Rent:	**Contact Kyle Wilson or Sherman Scott**



#201-601 Columbia Street, New Westminster

Opportunity to lease improved, walk up, 2nd floor office space. Improved with a reception area, boardroom.

Lease Type:	Head lease
Available Area:	2,169 SF
Additional Rent:	$14.25 PSF
Net Rent:	**$15.00 PSF per Annum**



#207-3900 Hastings Street, Burnaby

Unit 207 has been fully improved into a turnkey medical office.

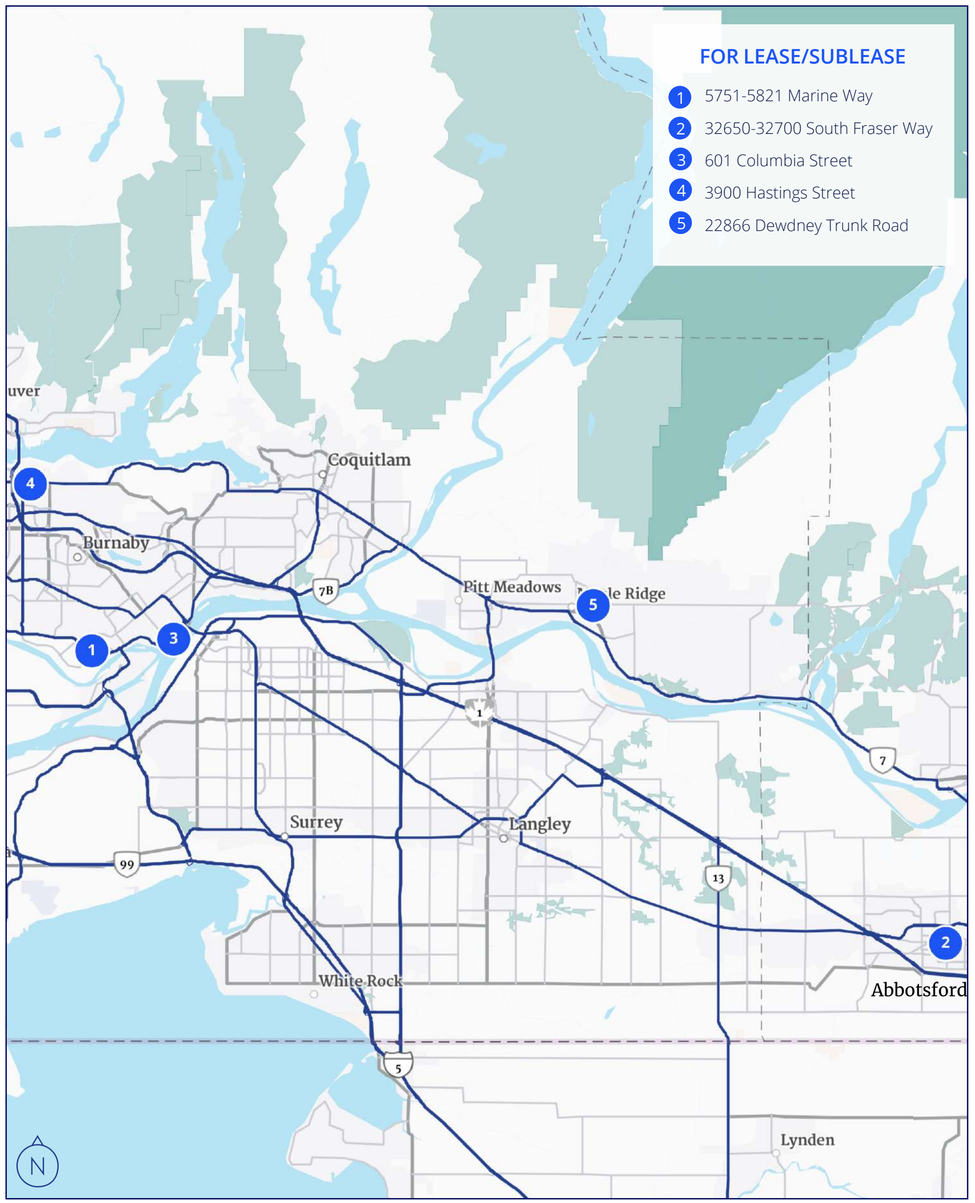
Lease Type:	Head lease
Available Area:	1,197 SF
Additional Rent:	$14.00 PSF
Net Rent:	**Contact Kyle Wilson or James Morris**



22866 Dewdney Trunk Road Maple Ridge

Two buildings with flexible demising options available for lease in Maple Ridge. Both buildings include office and warehouse space with exposure onto Dewdney Trunk Road.

Lease Type:	Head lease
Available Areas:	Building 1: 13,540 SF Building 2: 22,878 SF
Additional Rent:	$7.19 PSF + 4% of base rent as management fee
Net Rent:	**Contact Kyle Wilson**



RECENT SUCCESSFUL TRANSACTIONS



LEASED

West Oaks Mall

IKEA Canada is opening its first Plan and order point in Western Canada at West Oaks Mall in Abbotsford, marking a strategic move into the growing Fraser Valley market. Plan and order points are smaller, service-oriented spaces where customers can meet with IKEA staff to plan and order furnishings and will also carry approximately 100 products available for immediate takeaway. Colliers brokers Sherman Scott, Jessica Hathaway, Simon Lim, and Kyle Wilson negotiated the **LEASE** deal.

Deal Size: 8,382 SF
Tenant: IKEA



LEASED

West Oaks Mall

Kyle Wilson and Sherman Scott represented the Landlord in the **LEASE RENEWAL** negotiations with Michaels for their 22,127 SF location at West Oaks Mall in Abbotsford.

Renewal Size: 22,127 SF
Tenant: Michaels



LEASED

#109 - 20110 Lougheed Highway, Maple Ridge

3,286 SF retail unit in a Lougheed Highway fronting strip centre. Kyle Wilson represented the Landlord in the transaction, premises **LEASED** to a day care user.

Deal Size: 3,286 SF
Tenant: Day Care



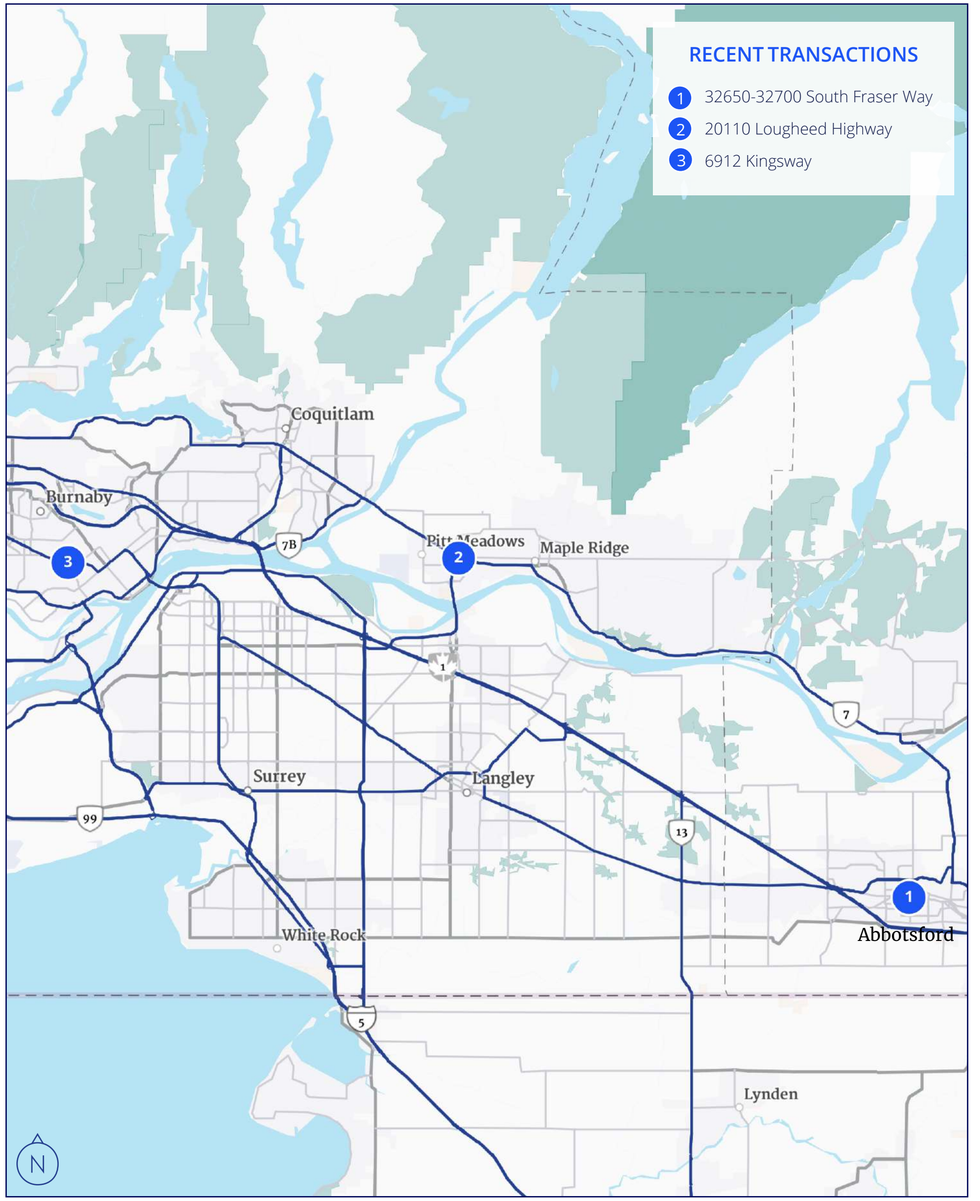
LEASED

6912 Kingsway, Burnaby

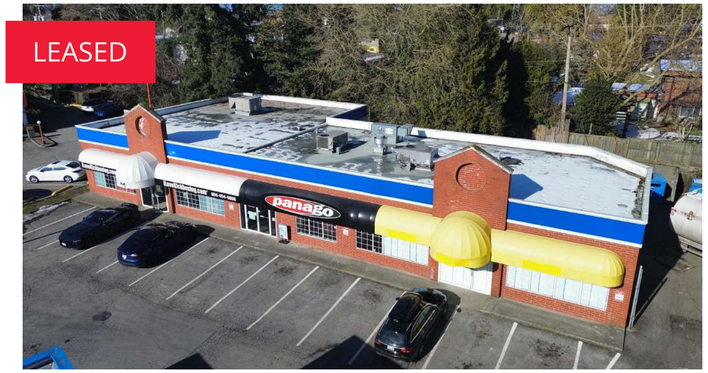
Kyle Wilson and Sherman Scott **LEASED** the main and 2nd floors to a day care tenant, within 30 days of bringing to the market, and represented the Landlord in the transaction.

Deal Size:
Main Floor: 3,102 SF
Second Floor: 1,350 SF
Total Area: 4,452 SF

Tenant: Day Care



LEASED



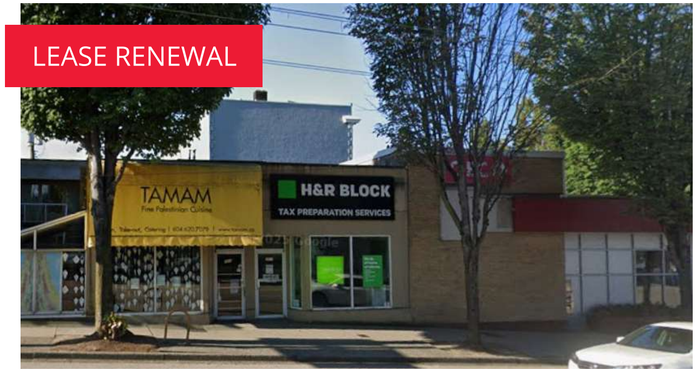
#102 - 6591 Kingsway, Burnaby

Kyle Wilson represented the Landlord in the successful **LEASE** transaction to a restaurant / bar group.

Deal Size: 1,260 SF

Tenant: Restaurant / Bar Group

LEASE RENEWAL



2612 East Hastings Street, Burnaby

Kyle Wilson represented the Landlord in a **LEASE RENEWAL** negotiation with H&R Block.

Deal Size: 1,413 SF

Tenant: H&R Block

LEASED



6889 Royal Oak Avenue, Burnaby

Kyle Wilson and Sherman Scott represented the Landlord, 100% **LEASED** new mixed use project to a single tenant; located steps away from the Royal Oak SkyTrain Station in Metrotown.

Deal Size: 9,402 SF

Tenant: BC Centre for Ability

LEASE RENEWAL



331-339 East Columbia Street, New West

Kyle Wilson and Agron Bajraktari represented the Landlord in **LEASE** negotiations to blend/ extend/early renewal with an existing day care tenant.

Deal Size: 4,758 SF

Tenant: Day Care

SOLD

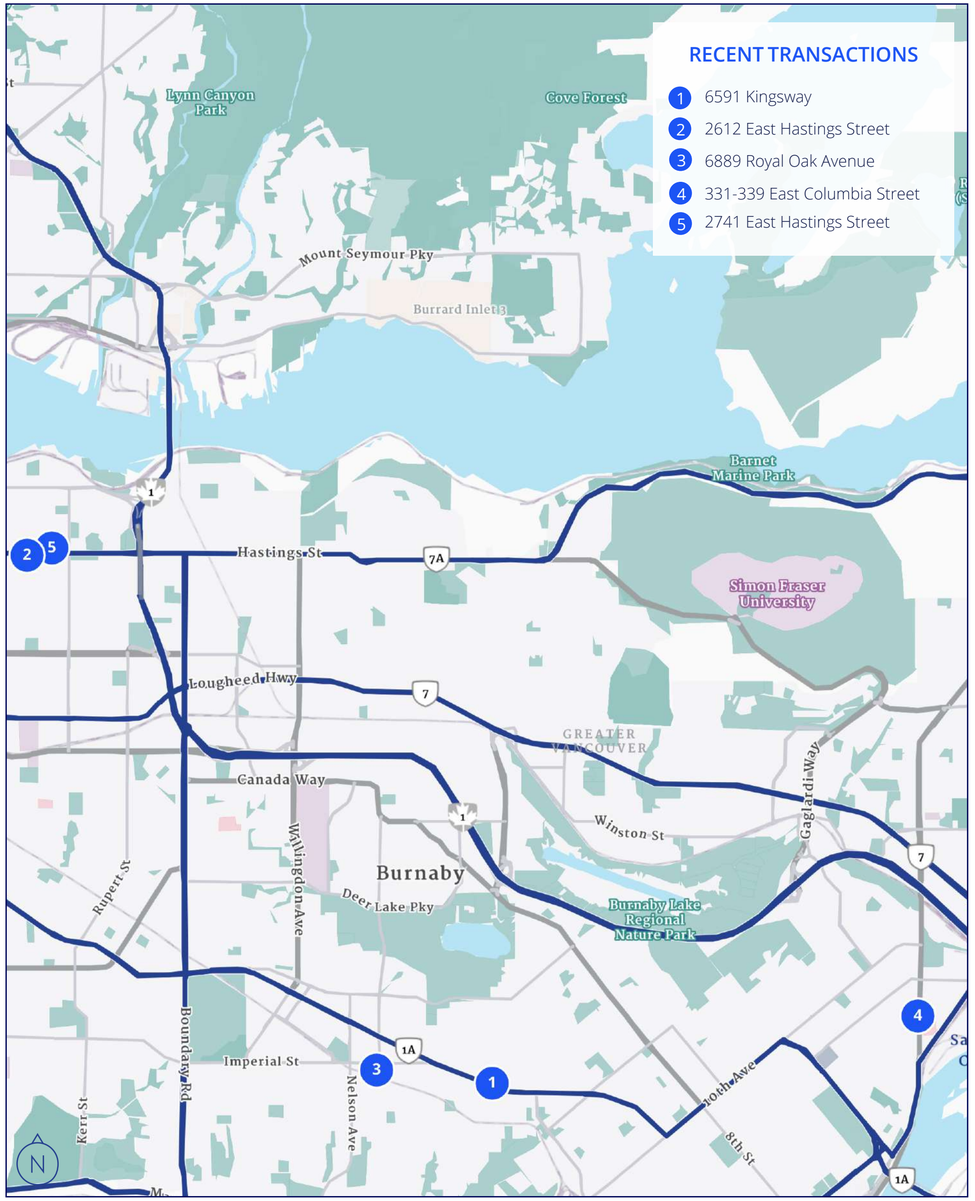


#140 - 2741 East Hastings Street, Vancouver

Kyle Wilson and Kira Liu represented the seller in the successful **SALE** of this strata unit to an owner-user.

Deal Size: 519 SF

Buyer: Owner-User



Contact

For more information on these offerings, or to gain deeper insight into the Metro Vancouver commercial real estate market, please contact:

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