

OFFICE STRATA FOR SALE

VALEO IN BURNABY HEIGHTS

4718-4960 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



Developed by:

StreetSide
A QUALICO Company

Marcus & Millichap

FOR SALE

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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: [4718-4960 Hastings Street, Burnaby, B.C.](#)

Timing: Estimated Q2, 2025

Availability Now Selling Level 2:	Units	Size
	Unit 201*	1,029 SF *Show Suite*
	Unit 202	1,001 SF
	Unit 203	1,105 SF
	Unit 204	1,085 SF
	Unit 205	2,039 SF
	Unit 206*	2,140 SF
	Total Contiguous	8,266 SF

*Inclusive of private patio

Loading: 1 Class B Loading Bay

Parking Allocation: Approx. 1 stall per unit

Zoning: [Comprehensive Development District](#)

Asking Price: \$950 PSF
*Limited time offer for 2nd floor units



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

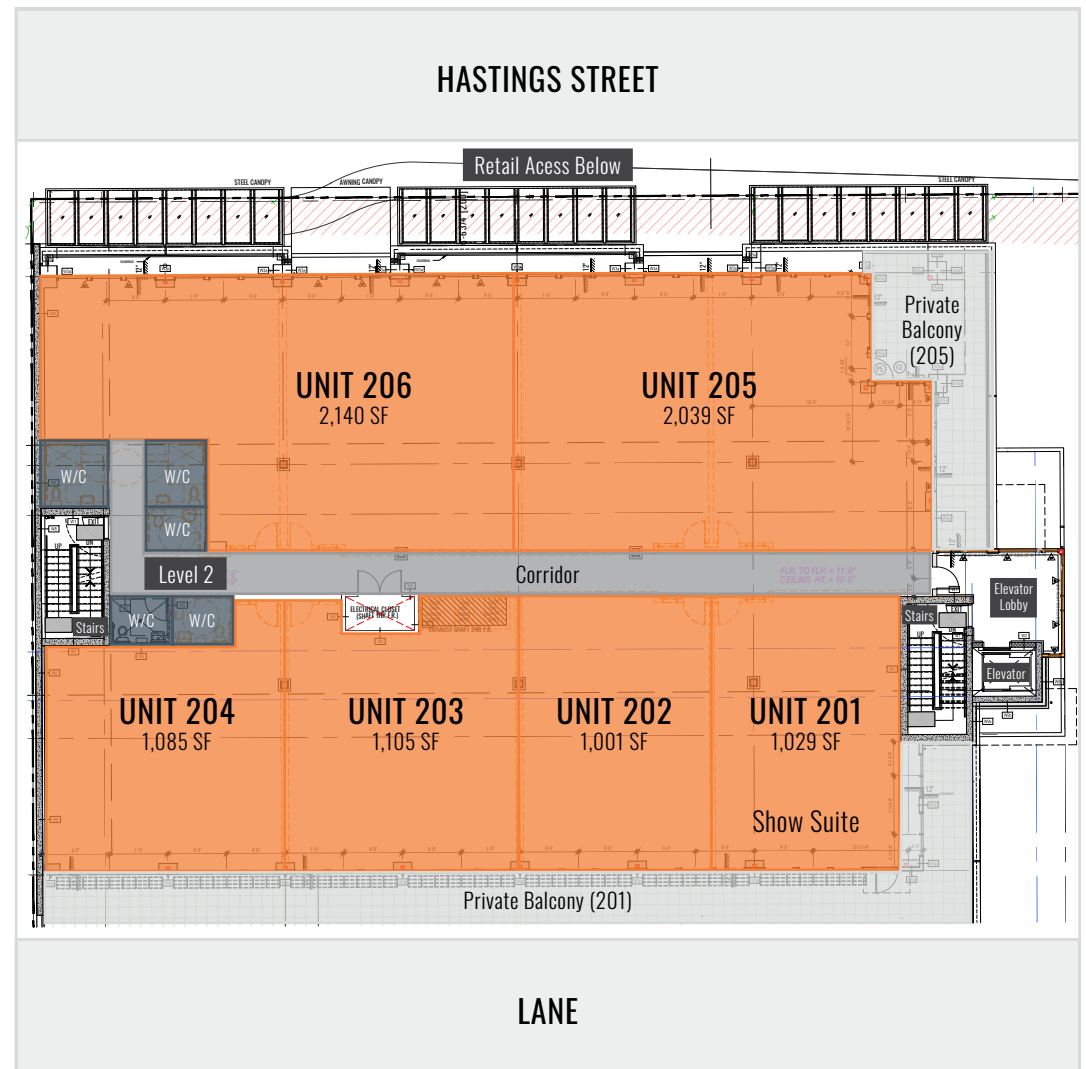
4718-4960 HASTINGS STREET, BURNABY, B.C.



OFFICE RENDERINGS

Units	Size	Prices
Unit 201	1,029 SF	\$1,000,000
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	\$1,940,000
Unit 206	2,140 SF	\$2,040,000
Total Contiguous	8,266 SF	
Total Availability	25,516 SF available over three floors	

*Inclusive of private patio



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DELIVERY SPECIFICATIONS

NON-SHOW SUITE UNITS



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.

SHOW SUITE (UNIT 201)



Walls demised, drywalled, primed and painted



HVAC installed and distributed via open plan



Fully equipped kitchenette



Lighting throughout



Finished T-Bar grid and ceiling tiles



Carpeted



Sprinklers distributed to open plan

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OFFICE AMENITIES - 2,000 SF SHARED ROOF TERRACE



FOR SALE

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WALK SCORE
VERY WALKABLE

86

TRANSIT SCORE
GOOD TRANSIT

59

BIKE SCORE
VERY BIKEABLE

46

2020 Demographics

Population

13,397

71,303

189,382

Households

4,919

27,410

70,815

Average Household Income

\$115,148

\$107,972

\$110,544

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 LIQUOR STORES

R5 RAPID BUS

CONFEDERATION PARK

GAMMA AVENUE

HASTINGS STREET



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