

4199

FOR SALE

**4199
LOUGHEED**

BURNABY, BC

A high profile mixed-use development offering located in the heart of Burnaby's rapidly densifying Brentwood Town Centre directly across from Gilmore Station



OFFERING OVERVIEW

Cushman & Wakefield ULC ("C&W") is pleased to offer to the market a 100% freehold interest in 4199 Lougheed Highway, Burnaby, BC (the "Property"). The Property is a uniquely central redevelopment offering located in the heart of Burnaby's Brentwood Town Centre high density mixed-use district. The Property is located directly on Lougheed Highway, making this a true transit-oriented high-density mixed-use opportunity with in-place holding income. The Property is currently improved with 39,880 square feet of retail gross leasable area. The existing tenant roster consists of Club 16 Fitness, Tim Horton's, Dance Collective, and Universal Healthy & Safety Inc.

PROPERTY HIGHLIGHTS



Mixed-use high-density redevelopment offering that may facilitate up to 14.30 FSR totalling upwards of 1,100,000 square feet



Situated in Burnaby's rapidly growing Brentwood Town Centre directly across from Onni's Gilmore Place development that will serve as a catalyst for growth in the neighbourhood



In-place holding income makes this a strategic acquisition with defensive investment value throughout the entitlement process



Less than 200 metres from Gilmore SkyTrain Station making this a truly rare transit-oriented mixed-use redevelopment opportunity



Scalability at over 1.75 acres of land area and regular lot shape making this an as-is development ready opportunity

LAND USE & MASTER PLAN

On June 21, 2019, an application was submitted to amend the Brentwood Town Centre Development Plan and develop a Master Plan for the properties on the north side of Lougheed Highway, bound by Madison Avenue, Gilmore Avenue and Lougheed Highway. An amendment was requested to the Brentwood Town Centre Development Plan for 4199, 4201, 4219 and 4265 Lougheed Highway for the inclusion of the RM5s District in order to bring the select sites of the Town Centre into conformance with the surrounding high-density mixed-use designated sites.

For more information on this application, please visit the link below:

[CLICK TO VIEW](#)



DOWNTOWN VANCOUVER

SUBJECT PROPERTY

GILMORE STATION



LOUGHEED HIGHWAY

MILLENNIUM LINE



WALK SCORE
VERY WALKABLE
74



TRANSIT SCORE
EXCELLENT TRANSIT
80



BIKE SCORE
BIKEABLE
64

SALIENT DETAILS

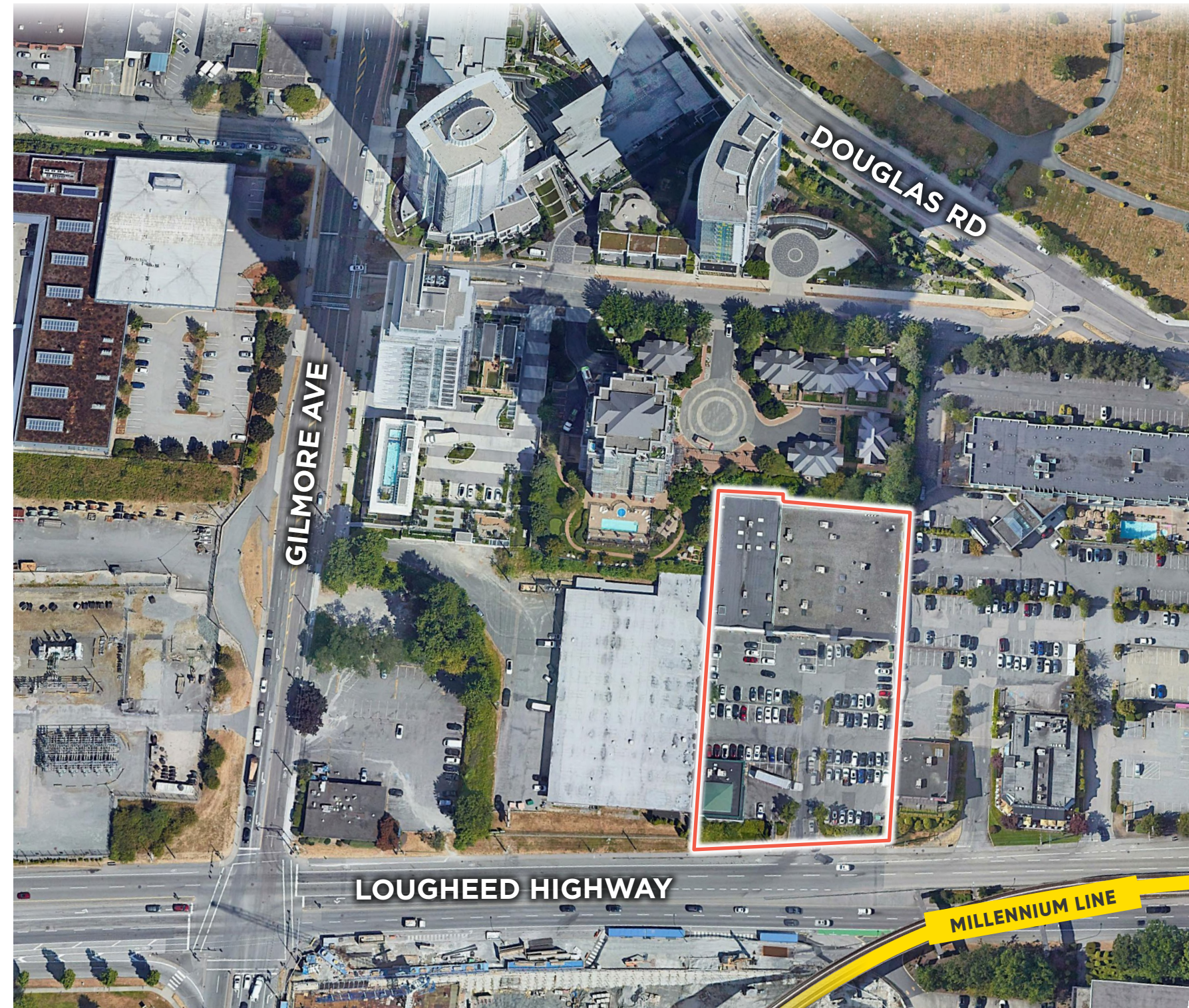
4199 LOUGHEED HIGHWAY, BURNABY, BC

PID	001-885-804
ZONING	C4
LAND USE	Commercial (RM5s Proposed)
LAND USE PRECEDENT	High Density Mixed-Use 3.40 FAR Base Density 14.30 FAR Bonus Density
LOT AREA	77,237 Square Feet (1.77 Acres)
BUILDABLE AREA	262,606 Square Feet (Base Density) 1,104,489 Square Feet (Bonus Density)



POTENTIAL DENSITY BREAKDOWN

USE	FAR	SF
Base Residential (RM5s)	3.40	262,606
Residential Rental (RM5r)	2.20	169,921
Bonus Density - Residential (RM5s)	1.60	123,579
Offset Density - Residential	1.10	84,961
Residential - Rental Units (C3)	2.94	227,077
Retail	0.50	38,619
Office	2.56	197,727
Total	14.30	1,104,489





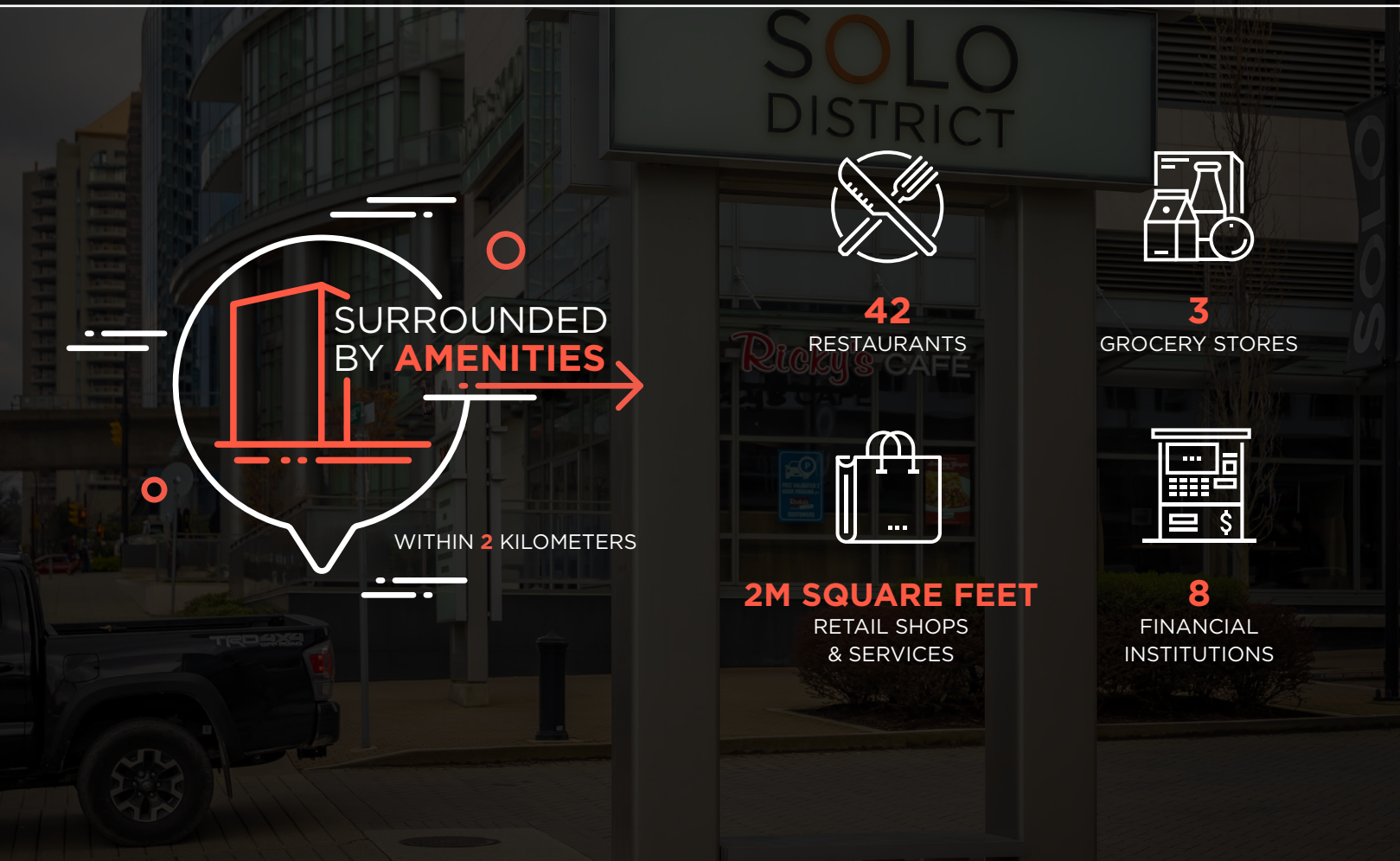
LOCATION & AMENITIES

4199 Lougheed Highway is located adjacent to Onni's Gilmore place which will bring up to 1 million square feet of commercial space and approximately 5,000 residential units to the block. The Amazing Brentwood and Solo District, located 3 blocks to the east and the centre of the Brentwood master-planned community, offer millions of square feet of retail amenities, office space, and residential high-rise towers, and directly across Lougheed Highway, the Gilmore Station offers quick connectivity to the rest of Metro Vancouver via the Millenium Skytrain line.



BRENTWOOD TOWN CENTRE

GILMORE STATION



SURROUNDED BY AMENITIES

WITHIN 2 KILOMETERS



42 RESTAURANTS



3 GROCERY STORES



2M SQUARE FEET RETAIL SHOPS & SERVICES



8 FINANCIAL INSTITUTIONS



4199

4199 LOUGHEED

BURNABY, BC

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*Sean Ungemach is licensed with SBU Realty Advisors Ltd. and has a contractual relationship with Cushman & Wakefield ULC

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