



# Premium Retail Space For Lease

Position yourself along  
Burnaby's vibrant  
Kingsway arterial.

5906 Kingsway, Burnaby, BC

Accelerating success.

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# Executive Summary

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**Address** 5906 Kingsway, Burnaby, BC  
V5J 1H2

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**Legal Description** LOT 73 EXCEPT: PART ON  
REFERENCE PLAN 61532,  
DISTRICT LOT 97 GROUP 1  
NEW WESTMINSTER DISTRICT  
45375

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**Usable  
Floor Area** 936 SF

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**Zoning** C2 - Community Commercial  
District

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**Year Built** 1981

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**Asking Rate** Contact Listing Agent

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**Additional Rent** \$15.82

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# Retail Market Outlook

## Metrotown Node

Located in the high-density Metrotown trade area, 5900 Kingsway benefits from one of Metro Vancouver's most resilient retail nodes. Anchored by Metropolis at Metrotown, the area draws consistent consumer traffic supported by destination retail, essential services, and transit-oriented density. Immediate access to the Metrotown SkyTrain Station and key arterial routes strengthens day and evening foot traffic while supporting a stable labour pool.

Ongoing densification and Burnaby's pro-development policies are expected to compress vacancy and support rental growth, presenting tenants with an opportunity to secure space in a high-performing submarket ahead of the next escalation cycle.



# Property Overview

5906 Kingsway, Burnaby

## Land Configuration & Topography

Two adjoining C-3 zoned lots combine to form a rectangular site approximately 40 metres deep and 20 metres wide. Topography is generally level, with the property's maximum and minimum elevations varying by just 3.84 metres.

## Frontage

The site enjoys prominent Kingsway frontage, with secondary access from the rear lane.

## OCP and Zoning Framework

The C-3 Commercial zoning permits a broad range of uses including retail, office, service commercial, restaurants, entertainment, hotels, and mixed-use residential.

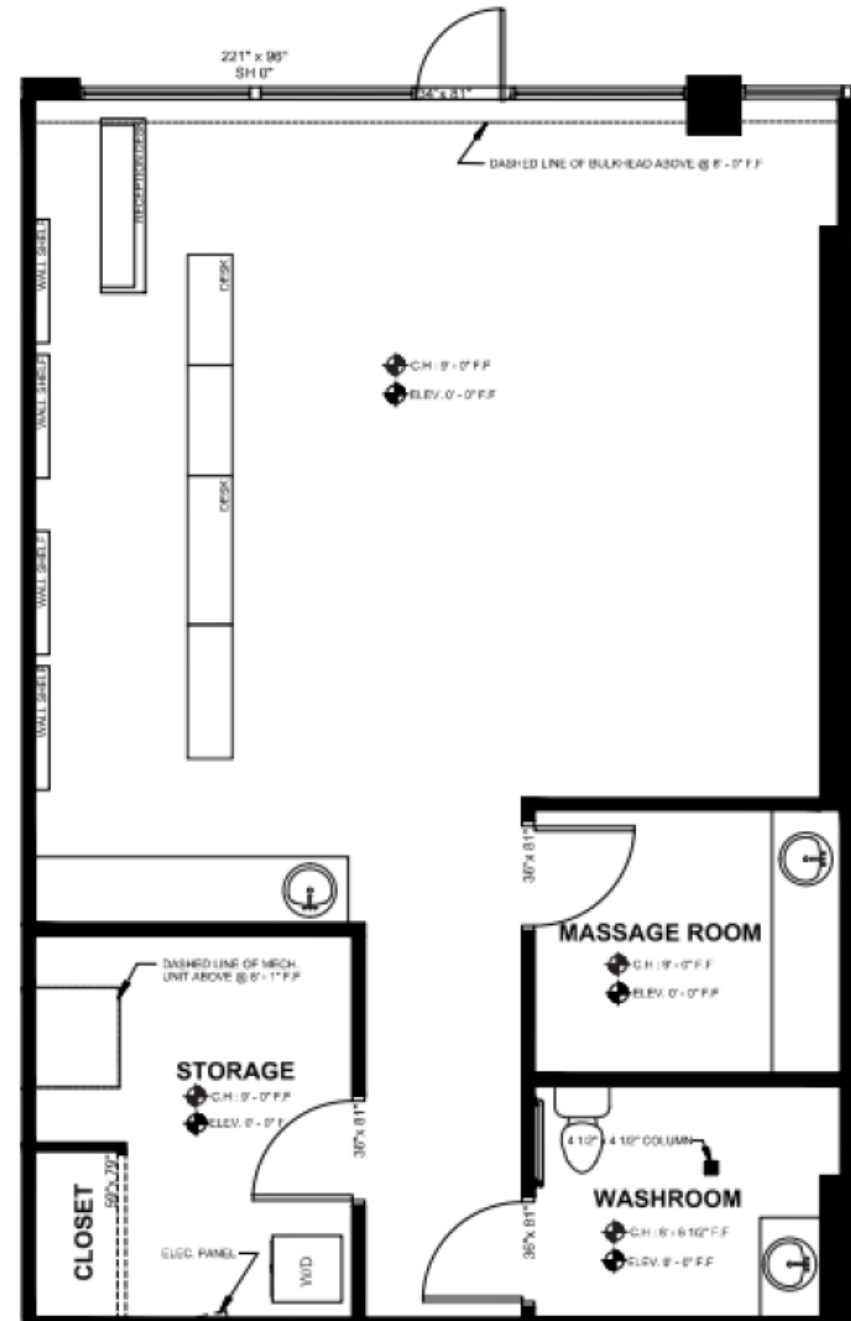
The City of Burnaby's Official Community Plan supports mixed-use, mid-rise development along the Kingsway corridor with active street-level uses.

## Building Improvements

The property is improved with a one-storey commercial building originally constructed in 1920.

## Utilities & Services

The site is provided with municipal water, sanitary sewer, storm drainage, electricity, gas and telecommunications. On-street parking is available.



# Nearby Amenities

Deer Lake Park

Central Park

Metrotown Food Court

Metrotown Station

Hanwoori Korean

Phở Hồng Vietnamese Restaurant

## Drive Times

Station Square 1.3 km | 5 Mins

Metropolis at Metrotown 1.5 km | 5 Mins

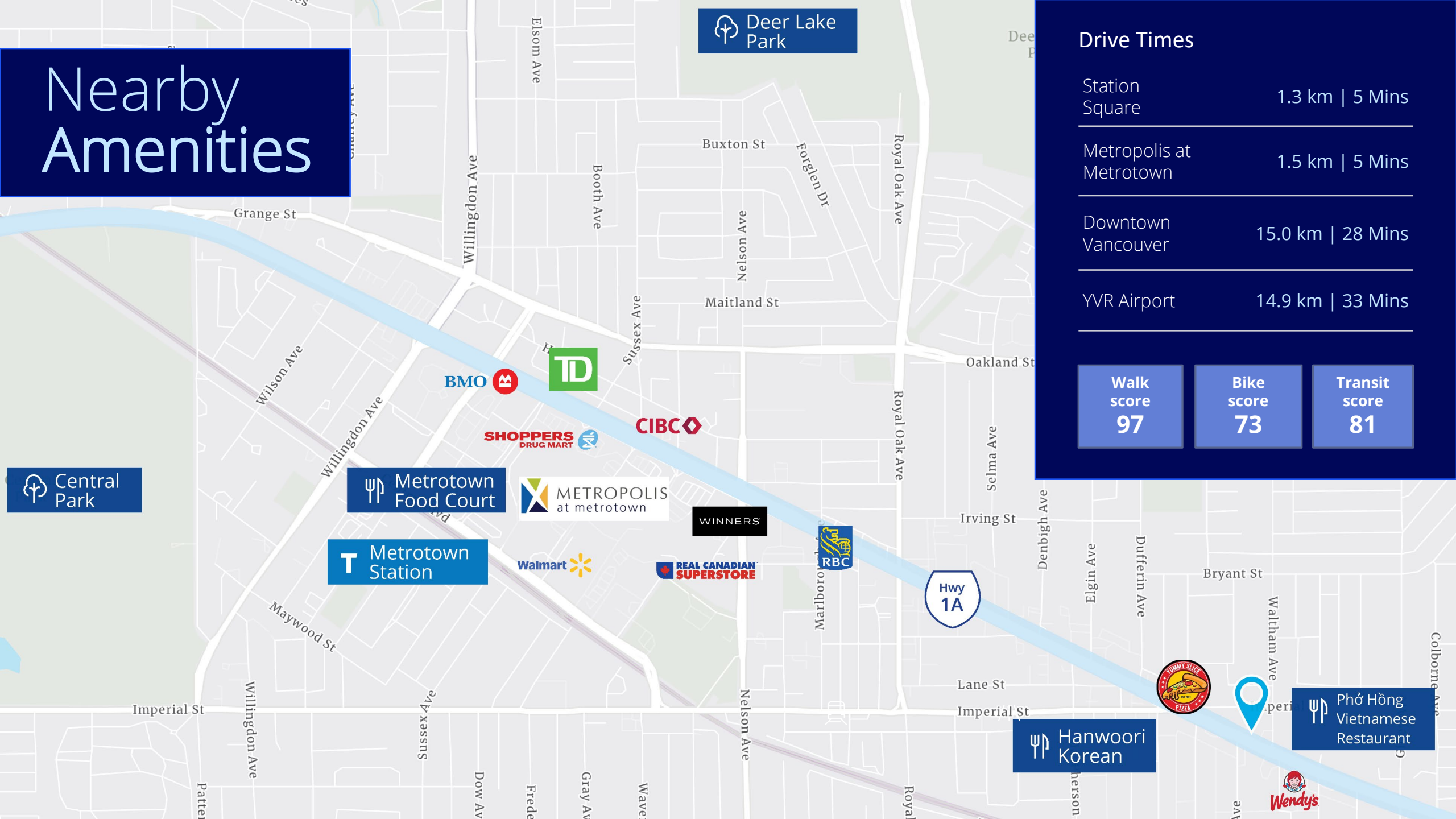
Downtown Vancouver 15.0 km | 28 Mins

YVR Airport 14.9 km | 33 Mins

Walk score 97

Bike score 73

Transit score 81



# Market Overview

Burnaby benefits from strong municipal and provincial support for urban intensification, reinforced by the province's Transit-Oriented Areas (TOA) legislation and the City's long-standing focus on growth near SkyTrain stations and arterial corridors such as Kingsway. These policies continue to encourage higher-density residential and mixed-use redevelopment, particularly near the Expo Line serving Metrotown and Edmonds.

Demand remains supported by Burnaby's central location, access to major employment hubs, and established amenities. Well-located residential and mixed-use projects continue to experience steady absorption, driven by interest in flexible home layouts, transit connectivity, and walkable urban neighbourhoods.

*\*Data based on 5km range, 2025 data*

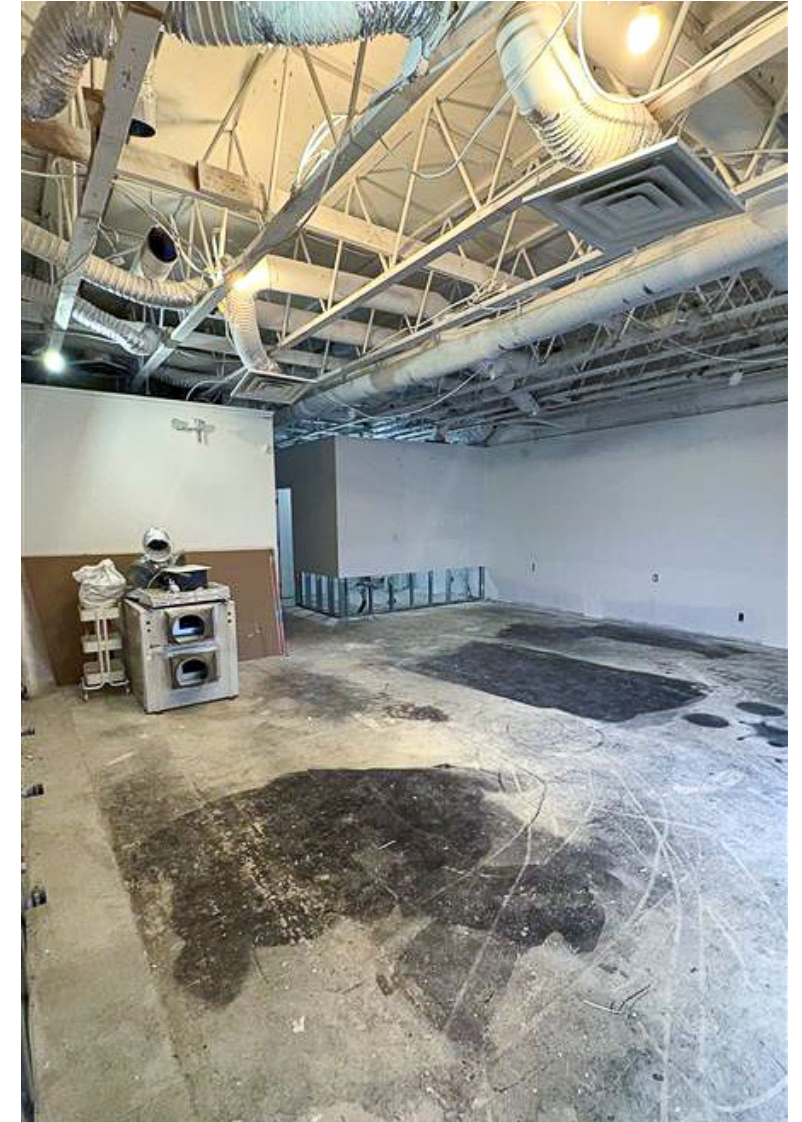
Population Size  
**312,063**

Avg Household Income  
**\$123,793**

Per Capita Income  
**\$46,064**

Median Age  
**37.9**

Total Households  
**116,121**





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