

**FOR SALE**

# EAGLE CREEK STUDIOS

4210 Phillips Avenue, Burnaby

72,640 sf purpose-built film studio on 4.87 acres  
within North Burnaby

**Subject  
Property**

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**AVISON  
YOUNG**

# Offering

Avison Young Commercial Real Estate Services, LP (“Avison Young”) is pleased to present a rare opportunity to acquire 4210 Phillips Avenue, Burnaby (the “Property”), a 72,640 sf purpose-built film studio in the heart of Burnaby’s Lake City / Winston Industrial Area.

# Process

All interested parties are encouraged to execute a copy of the Confidentiality Agreement (“CA”) to gain access to the Property Data Room. Please contact Avison Young for pricing and offer submission details.

 Confidentiality Agreement



# Opportunity

Purpose-built for film and television production, 4210 Phillips Avenue offers a rare opportunity to acquire a fully improved studio facility within Metro Vancouver’s globally recognized film industry. Situated on a 4.87-acre site, the property comprises approximately 73,000 square feet of production and support space designed to accommodate large-scale productions within an efficient, centralized studio environment.

The facility features two expansive sound stages, extensive production offices, dedicated mill shop and set support areas, costume and set decoration facilities, and substantial on-site parking for cast and crew. The integrated layout provides seamless operational flow for productions seeking a functional, full-service studio campus in a highly supply-constrained market.

The property is currently leased, providing investors with holding income while preserving future flexibility for owner-user occupancy, lease-up, or repositioning opportunities. Situated within one of Metro Vancouver’s most sought-after industrial markets, the property offers strong underlying land value and long-term investment potential.

# Property details

- PID**  
023-404-426
- LEGAL DESCRIPTION**  
LOT 1 DISTRICT LOT 43 GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMP28011
- LOT SIZE**  
4.87 acres (as per BC Assessment)
- POWER**  
2500 KVA
- CEILING HEIGHT**  
26’ to 30’ clear ceiling height
- ZONING**  
I1 (Industrial District)
- BUILDING SIZE**

|            |           |
|------------|-----------|
| Building A | 15,062 sf |
| Building B | 34,250 sf |
| Building C | 23,328 sf |
- TOTAL SF**  
72,640 sf total
- NET OPERATING INCOME**  
Please contact listing agents
- ASKING PRICE**  
Please contact listing agents



# Investment highlights

- 

100% leased to prominent film user
- 

The property was built in 3 phases, 1999, 2001, and 2012
- 

Improvements include two expansive sound stages, dedicated mill for set construction
- 

Long-term arrangement with prominent film equipment company supporting film users
- 

Central Metro Vancouver location, with a strong surrounding amenity base
- 

Located near Burnaby Lake Regional Park, offering kilometers of scenic trails, rowing facilities, and other outdoor recreational activities
- 

Easily accessible location between two major thoroughfares, the Trans Canada Highway and the Lougheed Highway
- 

Several retail amenities in the area, The Amazing Brentwood, is located less than a 10-minute commute away, and The City of Lougheed, featuring a Walmart, London Drugs, Canadian Tire, and a number of food and beverage options



# Studio features

- 

72,640 sf film production facility
- 

2 - 17,000 sq ft clear span soundstages
- 

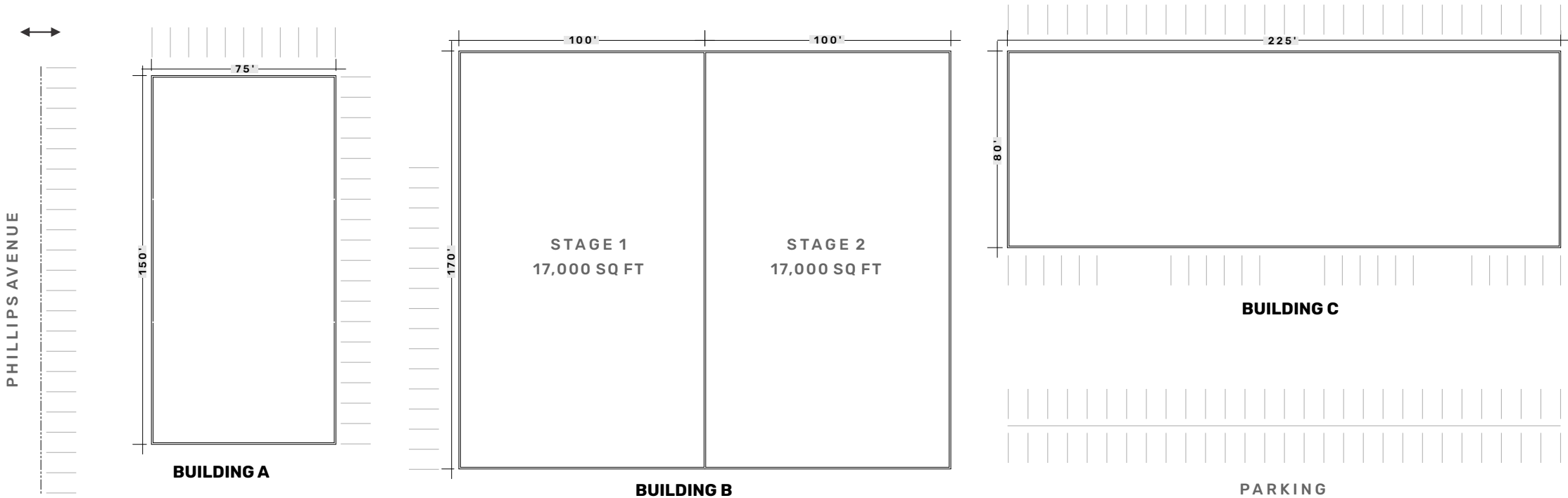
Mill shop for construction
- 

Prop space
- 

Costume storage
- 

Laundry facilities on site
- 

Fully alarmed with 24/7 video surveillance



BUILDING A (15,062 SF)

|           | SF    | Dimensions | Height |
|-----------|-------|------------|--------|
| Office    | 9,406 | 125'x75'   | 26'    |
| Warehouse | 5,656 | 75'x75'    | 26'    |

BUILDING B (34,250 SF)

|         | SF     | Dimensions | Height |
|---------|--------|------------|--------|
| Stage 1 | 17,125 | 170'x100'  | 30'    |
| Stage 2 | 17,125 | 170'x100'  | 30'    |

BUILDING C (23,328 SF)

|             | SF     | Dimensions | Height |
|-------------|--------|------------|--------|
| Office/Shop | 12,250 | 225'x25'   | 10'    |
| Warehouse   | 11,078 | 225'x50'   | 26'    |



# Location

The Property is located within the well-established Lake City / Winston Industrial Area in the highly desirable neighborhood of North Burnaby. This premier commercial node serves as a centrally positioned hub for warehousing, advanced manufacturing, logistics, and digital media production. The 4.87 acre site at 4210 Phillips Avenue features a fully serviced 72,640 square foot production complex, widely recognized as the home of Eagle Creek Studios—a major player in Metro Vancouver’s world-class entertainment and film sector.

The location offers exceptional transportation infrastructure, providing convenient access to Downtown Vancouver, Surrey, and the Tri-Cities via nearby arterial routes including the Trans-Canada Highway (Highway 1) and Lougheed Highway. Additionally, the property benefits from close proximity to public transit networks, situated just minutes from both the Lake City Way and Production Way–University SkyTrain Stations.

BUILDING A



BUILDING A



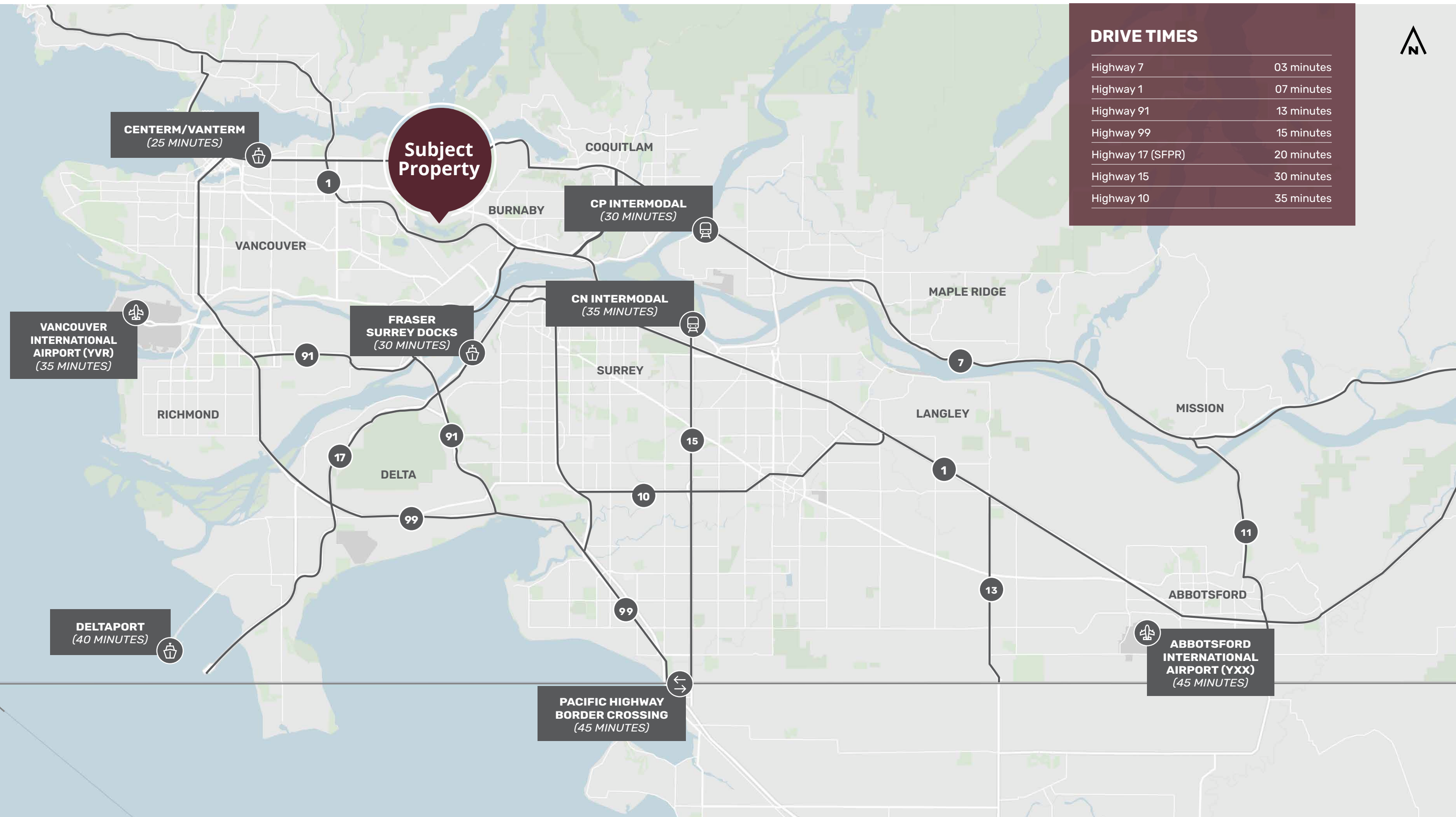
BUILDING B



BUILDING C



# Location overview



## DRIVE TIMES

|                   |            |
|-------------------|------------|
| Highway 7         | 03 minutes |
| Highway 1         | 07 minutes |
| Highway 91        | 13 minutes |
| Highway 99        | 15 minutes |
| Highway 17 (SFPR) | 20 minutes |
| Highway 15        | 30 minutes |
| Highway 10        | 35 minutes |

## Contact for more information

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