

# FOR LEASE

5593A Kingsway, Burnaby, BC

PRIME RETAIL OPPORTUNITY IN A HIGHLY-ACTIVE  
KINGSWAY COMMERCIAL HUB



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## OPPORTUNITY

5593A Kingsway presents a rare opportunity to lease in a well-managed, fully occupied commercial plaza at the intersection of Kingsway and Elgin Street. Limited availability within the property reflects the strength of the tenant mix and overall performance of the site.

The unit offers a functional layout, including an open retail area, rear prep space, and two washrooms, making it suitable for a variety of retail or service uses. Positioned within an active and proven commercial environment, it provides an excellent opportunity for businesses looking to establish or expand in a high-demand corridor.

## LOCATION

Situated along Kingsway, one of the region's primary arterial routes, the property benefits from strong exposure to consistent daily traffic. The plaza is anchored by established tenants including Canada Computers, Market Ribbon, and Playground Fitness Centre, all of which contribute to steady customer flow throughout the day.

The area is well-served by public transit and surrounded by a mix of residential density, restaurants, cafes, and service-oriented businesses, supporting convenient access and a reliable customer base.



## SALIENT FACTS

Civic Address:	5593A Kingsway, Burnaby, BC
PID:	002-886-286
Legal Description:	LOT 5 DISTRICT LOT 94 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 7663
Current Zoning:	C-2
Leasable Square Footage*:	+/- 1,364 SF
Net Rent:	\$32.00/SF
Additional Rent (2026 est.):	\$16.83/SF

*\*All measurements and additional rent are approximate. Tenant to verify if deemed important.*

## HIGHLIGHTS



### **Rare Leasing Opportunity:**

Secure a spot in a well-managed, fully occupied retail plaza where availability is limited.



### **Strong Daily Traffic:**

Benefit from a steady stream of customers driven by established anchors: Canada Computers, Market Ribbon, and Playground Fitness Centre.



### **High-Traffic Exposure:**

Located within a busy Kingsway retail centre, the unit benefits from strong overall site visibility and consistent customer traffic generated by the surrounding tenant mix.



### **Functional Layout:**

A versatile 1,364 SF floor plan featuring an open retail area, rear prep space, and two restrooms.



### **Amenity-Rich Hub:**

Surrounded by established residential density, transit access, and staples like Hannam Supermarket and Dollarama.

# PROPERTY PHOTOS



Retail Area



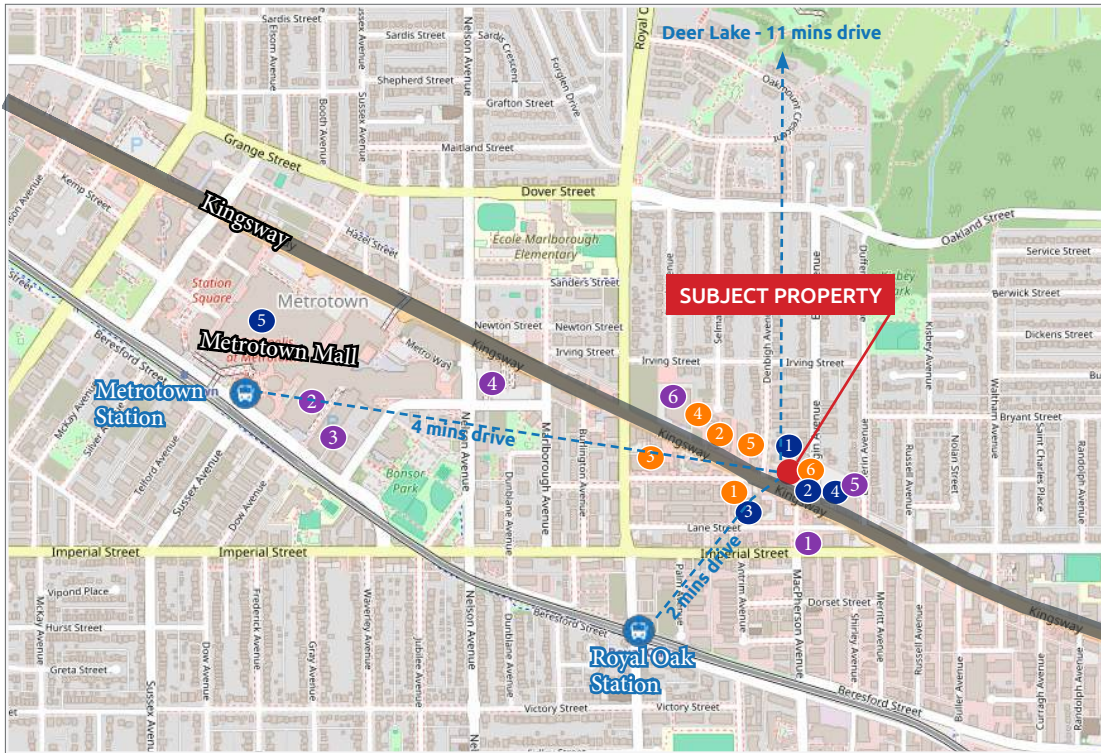
Retail Area



Retail Area



# SURROUNDING AMENITIES



- **RESTAURANTS/FOOD**
  1. Xiangyu Hunan Cuisine
  2. GAON Korean Cuisine
  3. White Spot
  4. Denny's
  5. Tim Hortons
- **RETAILERS**
  1. Hannam
  2. Walmart
  3. T&T Supermarket
  4. London Drugs
  5. Dollarama
  6. Wholesale Club
- **SERVICES**
  1. Fitness World
  2. Best Western Hotel
  3. Sherwin Williams Paint Store
  4. Lordco Auto Parts
  5. Playground Fitness
  6. Canada Computers and Electronics
- 🚗 **OTHER**
  - Metrotown Mall - 4 mins
  - Deer Lake - 11 mins
  - Metrotown Skytrain Station - 4 mins
  - Royal Oak Skytrain Station - 2 mins

# NEIGHBOURING BUSINESSES



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