



FOR SALE: Commercial Development Opportunity

+/- 10.7 gross acres; +/- 9.4 net acres

5751 Marine Way

Burnaby, B.C.



Accelerating success.

Opportunity & Location

Colliers is pleased to offer a rarely available development opportunity with C-2 zoning. Situated in Big Bend retail node, neighbours include Winners/Homesense, Staples, Save-On and numerous international and local retailers.

The site also offers close proximity to the Glenlyon Business Park employment centre and core industrial areas (Annacis Island, Bridgeview & others).

Situated on Marine Way, the property provides convenient access to major transportation routes from a very central location.

Both Boundary Road and Highway 91 are within a 5-minute drive, providing excellent connectivity to Vancouver (without bridges) and throughout Greater Vancouver. In addition, the 22nd Street and Edmonds Sky Train Stations are within a 20-minute bus ride adding to a wealth of amenities in this highly coveted location.



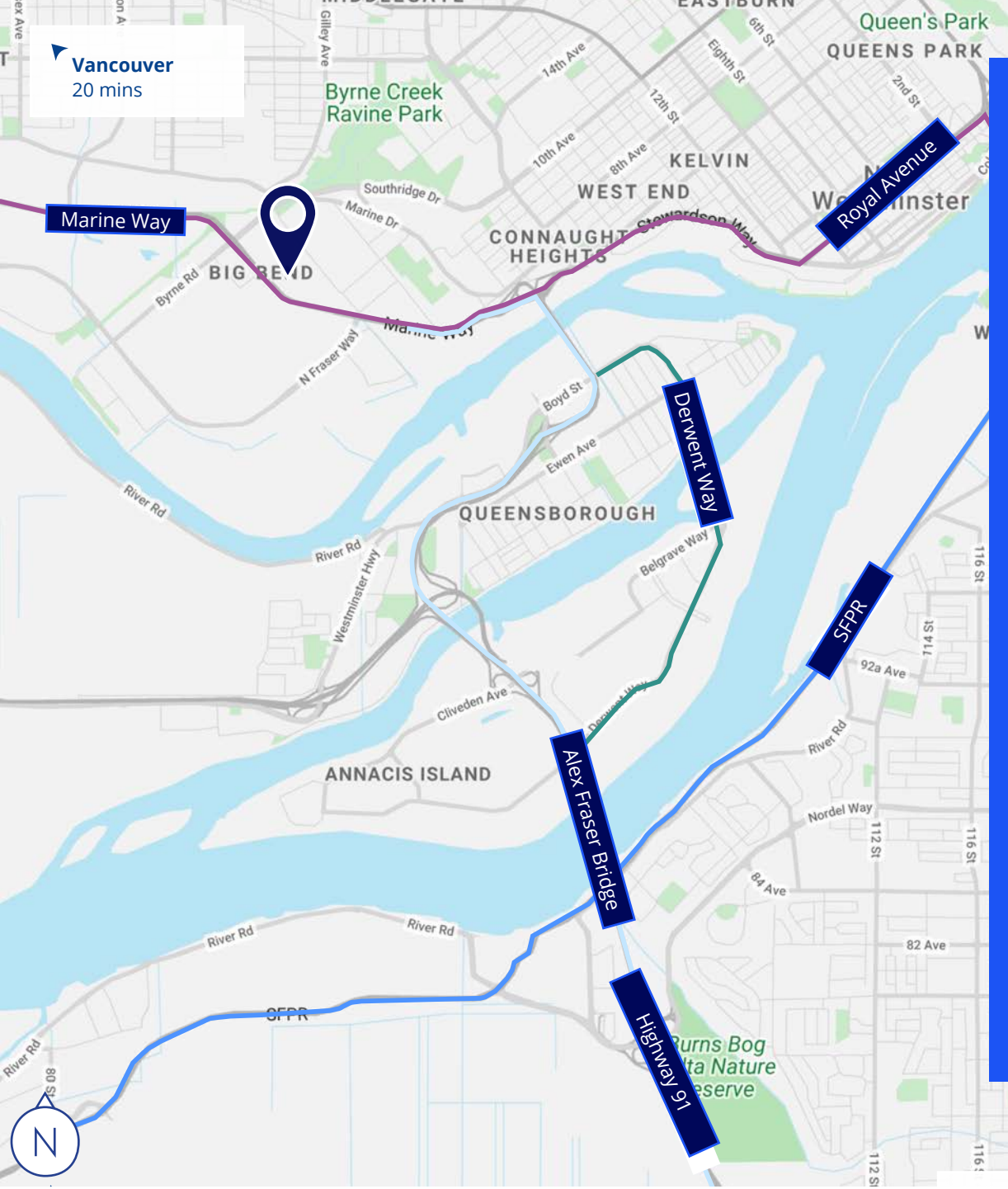
Ideal South Burnaby core market location



Close proximity to major highways

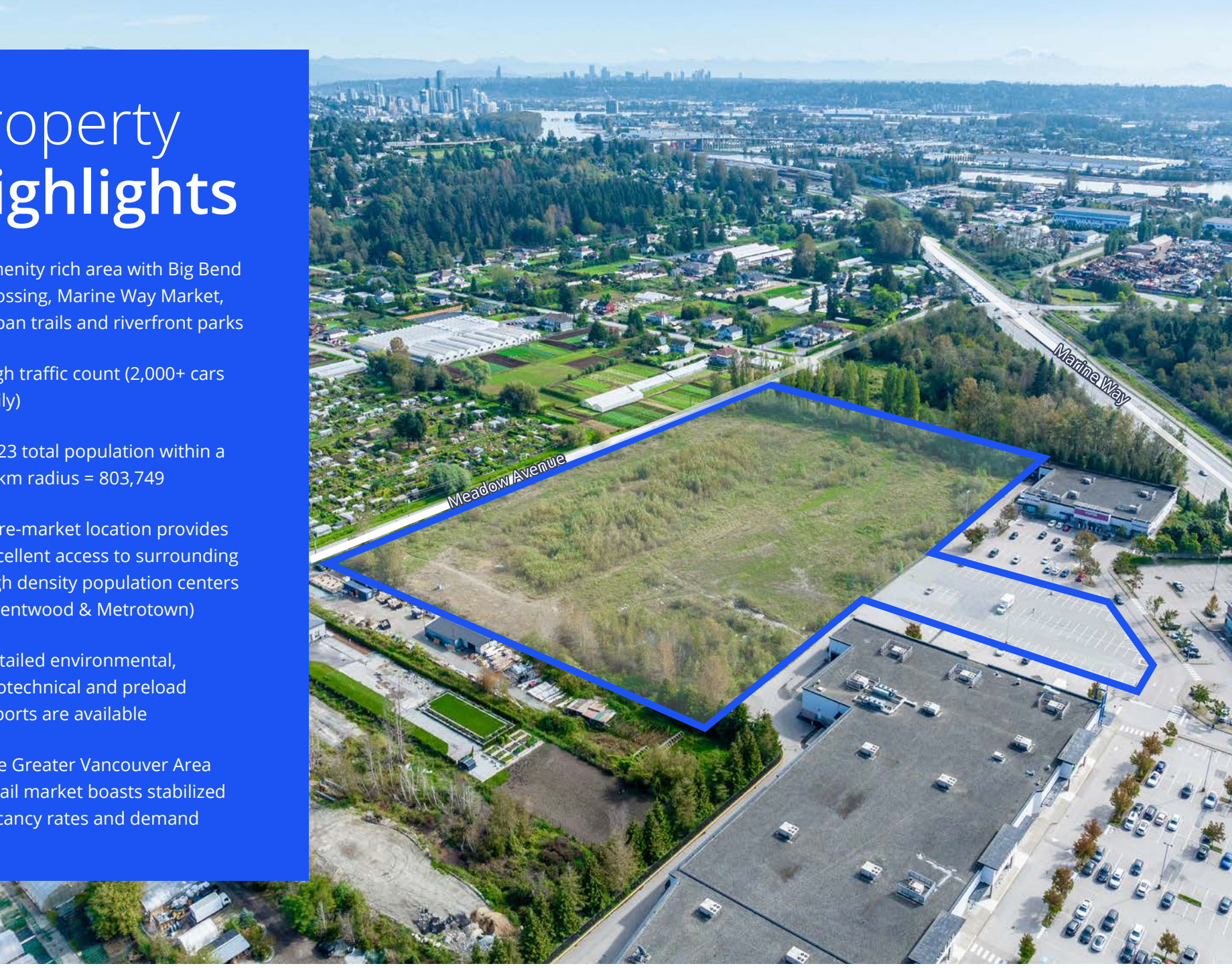


Nearby restaurants and amenities



Property Highlights

- Amenity rich area with Big Bend Crossing, Marine Way Market, urban trails and riverfront parks
- High traffic count (2,000+ cars daily)
- 2023 total population within a 10km radius = 803,749
- Core-market location provides excellent access to surrounding high density population centers (Brentwood & Metrotown)
- Detailed environmental, geotechnical and preload reports are available
- The Greater Vancouver Area retail market boasts stabilized vacancy rates and demand



Salient Facts

Civic Address	5751 Marine Way, Burnaby
Legal Address	Lot: 2 Block: District Lot: 155B Plan: BCP24486
PID	026-735-008, 026-734-991
Location	The subject property is located along Marine Way in the southern portion of the City of Burnaby. Marine Way is a major east/west arterial that connects Burnaby to New Westminster in the east, Vancouver in the west, and Surrey, Delta and Richmond to the south
Site Size	+/- 10.7 gross acres; +/- 9.4 net acres
Access	Through a signalized intersection at Marine Way & Market Crossing and right in, right out on Marine Way
Zoning	CD District, based on the C-2 Zone
Uses permitted	Wide variety of shopping uses, including centres, big-box retail, fitness, retail, cafes, restaurants & off-street parking
Property Taxes	\$1,142,120 (2023)
Price	Contact agents



Area Businesses & Amenities

1	Bridge Studios
2	Ballard Power
3	MBS Studios
4	Best Buy
5	Ritchie Bros Auctioneers
6	Dorigo Systems
7	MBS Studios
8	Amazon
9	Cactus Club Cafe
10	Starbucks
11	Boston Pizza
12	McDonald's
13	Tim Hortons
14	White Spot
15	Canadian Tire
16	Save on Foods
17	Winners/Homesense
18	CMPP Studio
19	Stylus Furniture
20	Snow Cap
21	JJ Bean
22	K-Bro Linens
23	Refrigerative Supply
24	Amazon
25	Article
26	Canada Post
27	Olympia Tile + Stone
28	Mercedes-Benz
29	MBS Studios
30	London Drugs



Big Bend

The Big Bend area of South Burnaby is among Metro Vancouver's primary commercial submarkets. Big Bend has supported the development of modern, efficient retail centres and business parks for the past 30 years and has been a focal point for innovative project designs.

Its central location, wealth of amenities, convenient transit service and proximity to high density residential areas in Vancouver and Burnaby make Big Bend a sought after location.

Several of the amenities and neighbouring areas include:

- Riverway Golf Club
- The recently redeveloped River District
- Big Bend Crossing Shopping Centre
- Cactus Club Byrne Road
- Glenyon Business Park
- Riverway Sports Complex





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