

FOR SUBLEASE

4,629 SF RETAIL OPPORTUNITY
LOCATED IN METROTOWN



5070 KINGSWAY, BURNABY

CBRE



PRIME METROTOWN RETAIL OPPORTUNITY

Opportunity to sublease 4,629 SF of retail space along one of Metro Vancouver’s most prominent commercial corridors.

Previously utilized as a condominium presentation centre, 5070 Kingsway features an efficient open layout with substantial glazing, abundant natural light, a finished reception area, prominent signage exposure, and seven reserved parking stalls.

Situated in the heart of Burnaby’s Metrotown district, the property is located just steps from Metropolis at Metrotown—British Columbia’s largest shopping centre with approximately 23 million annual visitors—and benefits from strong surrounding demographics, transit access, and exposure to one of the region’s busiest commercial corridors.

THE DETAILS

AREA 4,629 SF	TERM EXPIRY August 31, 2028 with renewal options
ZONING CD Comprehensive Development	ADDITIONAL RENT \$18.28 PSF (2026 est.)
AVAILABILITY Immediately	NET RENT \$47.50 PSF

FEATURES

- 

Located along major thoroughfare, just steps to/from the Metrotown SkyTrain Station
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High-visibility frontage with multiple signage opportunities
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High-traffic location seeing approx. 33,000 vehicles per day





UNIT LAYOUT

Floor plan not to scale.





THE LOCATION

5070 Kingsway is well positioned along one of Metro Vancouver’s most established arterial corridors, near the intersection of Kingsway and Royal Oak Avenue in Burnaby’s Metrotown area. The surrounding area is characterized by its high-density, transit-oriented environment anchored by Metropolis at Metrotown - one of Metro Vancouver’s largest retail destinations, featuring major national retailers, shopping centres, and a wide range of amenities. Kingsway is home to a wide range of popular restaurants, cafes, and neighbourhood shops, and continues to attract investment interest as mixed-use and residential density increases along the corridor. The property also benefits from excellent connectivity with close proximity to Metrotown SkyTrain Station, providing direct access throughout Metro Vancouver.



AREA TENANTS

- | | | |
|--------------------------------|--------------------------------|--------------------------------|
| + Vancity Credit Union | + Real Canadian Superstore | + London Drugs |
| + KFC | + ICBC Driver Licensing | + Hannam Supermarket |
| + John 3:16 Malaysian Delights | + Cactus Club Cafe | + Metrotown Mazda |
| + Wholesale Club Kingsway | + Earls Kitchen + Bar | + Fountain Tire |
| + Fitness World | + Winners & HomeSense | + Wendy's |
| + The UPS Store | + Cineplex Cinemas | + Triple O's |
| + LifeLabs | + The Crystal Mall | + Metrotown Mitsubishi |
| + Alexander College | + Trattoria by Italian Kitchen | + Church's Chicken |
| + T&T Supermarket | + Soft Peaks Ice Cream | + Metrotown Family Dentistry |
| + Walmart Supercentre | + Denny's Restaurant | + Sherwin-Williams Paint Store |



WALK SCORE
97



TRANSIT SCORE
81



BIKE SCORE
73

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5070 KINGSWAY, BURNABY



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