



FOR SALE

LAKE CITY LANDS

EXCEPTIONAL REDEVELOPMENT
OPPORTUNITY WITH HOLDING INCOME

7725 LOUGHEED HIGHWAY & 3131 LAKE CITY WAY | BURNABY, B.C.
LAKECITYLANDS.CA |



REDEVELOPMENT HIGHLIGHTS |



Scale

18.967 acres directly on and adjacent to Lake City Way SkyTrain Station



Transit-Oriented

Rare opportunity to secure land directly on rapid transit



Holding Income

Existing leases provide over \$2,200,000 of annual net income with leases expiring in 2022 and 2023



Commercial Redevelopment

OCP switches current use of Heavy Industrial to Business Centre District/Commercial



Transformation

Capitalize on land shortage crisis and city-supported land use intensification

LOCATION |

The properties are prominently located on Lougheed Highway at the western boundary of Lake City Business Centre with three street frontages - approximately 1,000 feet on Lougheed Highway, 1,200 feet of frontage on Lake City Way, and 400 feet of frontage on Venture Street. The Lake City Millennium Line SkyTrain station sits on the south east corner of the properties at Lougheed Highway and Lake City Way. The Brentwood and Lougheed Town Centres, two high density, transit oriented residential and commercial nodes, are located to the west and east of Lake City Business Centre along Lougheed Highway and the Millennium Line.

OPPORTUNITY |

7725 Lougheed Highway and 3131 Lake City Way are ideally positioned to capitalize on municipal support for densification in a severely supply-constrained market. Term-certain, triple net leases will provide stable holding income throughout planning and permitting.





SALIENT FACTS

Civic Addresses	7725 Lougheed Highway & 3131 Lake City Way, Burnaby, B.C.
-----------------	---

Legal Addresses	Lot 1, District Lots 42 and 59, Group 1, New Westminster District, Plan LMP33887, PID 023-817-941; and Lot 2, District Lots 42 and 59, Group 1, New Westminster District, Plan LMP33887, PID 023-817-950
-----------------	---

Site Area	18.967 acres
-----------	--------------

OCP Designation	Business Centre District, Urban Business Centre Lands (B2) with a maximum 1.5 FAR and maximum height of 72 feet (22 meters) and Commercial with a maximum FAR of 0.05
-----------------	---

Current Zoning	M3 (Heavy Industrial District), R1 (Residential District), P2 (Administration and Assembly)
----------------	---

Improvements	Currently improved with three warehouse/office facilities
--------------	---

Leasable Area	7725 Lougheed Highway	83,153 SF
	3131 Lake City Way	169,730 SF
	Total	252,883 SF

Taxes (2019)	\$684,940
--------------	-----------

NEIGHBOURHOOD |

- 1

Canadian Red Cross Society
- 2

Global BC
- 3

K-Bro Linen Systems
- 4

ALS Environmental
- 5

Sim Studios & Lighting
- 6

Mammoth Studios
- 7

William F. White International Inc.
- 8

STEMCELL Technologies
- 9

SGS Canada Inc.
- 10

Burnaby Brewing Company Ltd
- 11

Squirrel Systems
- 12

GE Canada
- 13

Daiya Foods
- 14

Cardinal Health Canada Inc.
- 15

49th Parallel Coffee Roasters Head Office
- 16

Costco
- 17

Burnaby Mountain Golf Course & Driving Range
- 18

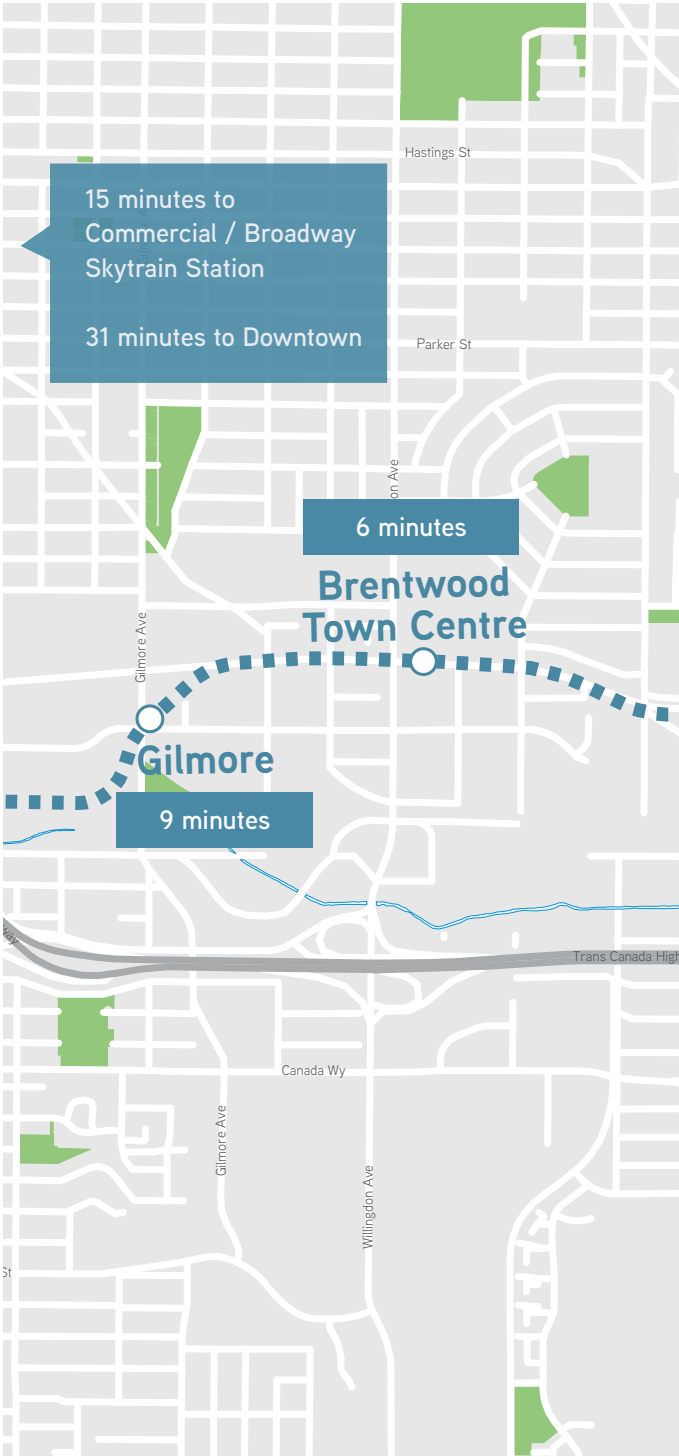
Simon Fraser University
- 19

Burnaby Lake Regional Park
- 20

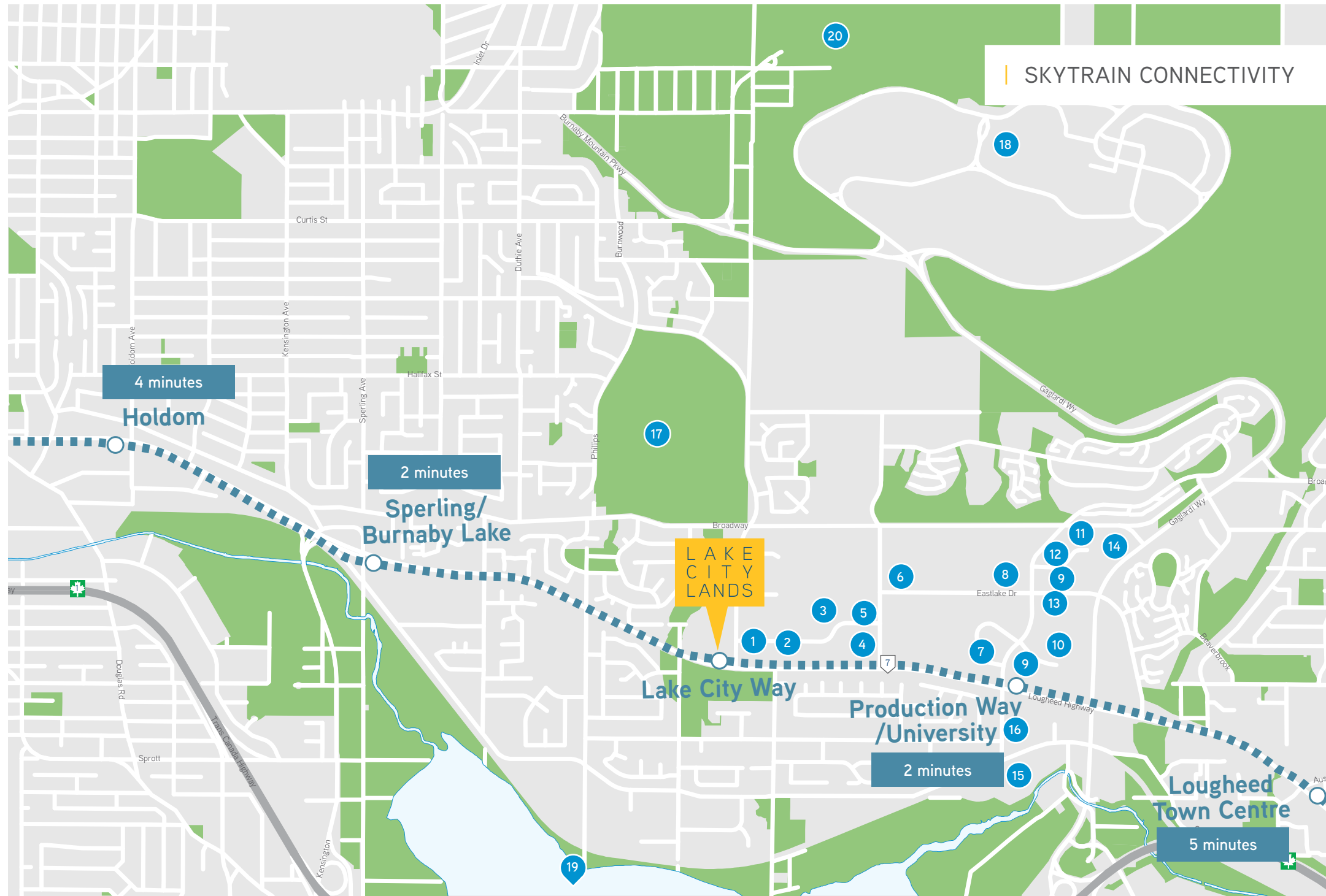
Burnaby Mountain Park

PLANNED RESIDENTIAL DEVELOPMENT |

GILMORE / BRENTWOOD	22 Projects	± 12,700 units
SPERLING	2 Projects	± 5,000 units
BURNABY - LOUGHEED	7 Projects	± 11,150 units
BURQUITLAM	42 Projects	± 8,800 units



SKYTRAIN CONNECTIVITY



LAKE CITY LANDS

7725 LOUGHEED HIGHWAY &
3131 LAKE CITY WAY | BURNABY, B.C.

LAKECITYLANDS.CA

PROCESS |

Johnson's J.B. Investments Ltd. has engaged Colliers to facilitate the sale of 7725 Lougheed Highway and 3131 Lake City Way. Colliers' data room will be populated with all relevant legal, physical and financial documents and reports by October 25th, 2019. Prospective purchasers are invited to submit offers to purchase the properties until 2:00PM PST on December 10th, 2019.



Colliers International
200 Granville Street, 19th Floor
Vancouver, B.C. | V6C 2R6
+1 604 681 4111
collierscanada.com

Simon Lim

Personal Real Estate Corporation
Executive Vice President
+1 604 661 0882
simon.lim@colliers.com

Stuart Morrison

Personal Real Estate Corporation
Executive Vice President
+1 604 662 2676
stuart.morrison@colliers.com

James Lang

Associate Vice President
+1 604 661 0868
james.lang@colliers.com

This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and /or its licensor(s). © 2019. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Brokerage Inc. PO12387