



For Lease

7643 Royal Oak Avenue
Burnaby, BC

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FOR LEASE >

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Location

The property is located in a grocery anchored convenience centre at the corner of Royal Oak Avenue and Rumble Street. Surrounded by new residential developments and accessory retail stores, the property has great exposure to the vehicle traffic as both Royal Oak and Rumble Street are arterial roads with Royal Oak leading from South Burnaby’s industrial area up through Kingsway and Rumble Street serving as an alternate route to Kingsway.

With a Chevron Gas station, 7-11 store and South Burnaby Secondary High School located all less than a block from the subject property, the intersection is heavily trafficked and serves as the convenience shopping centre for the neighbourhood residences as well as commuters stopping through on both their way to and home from work.

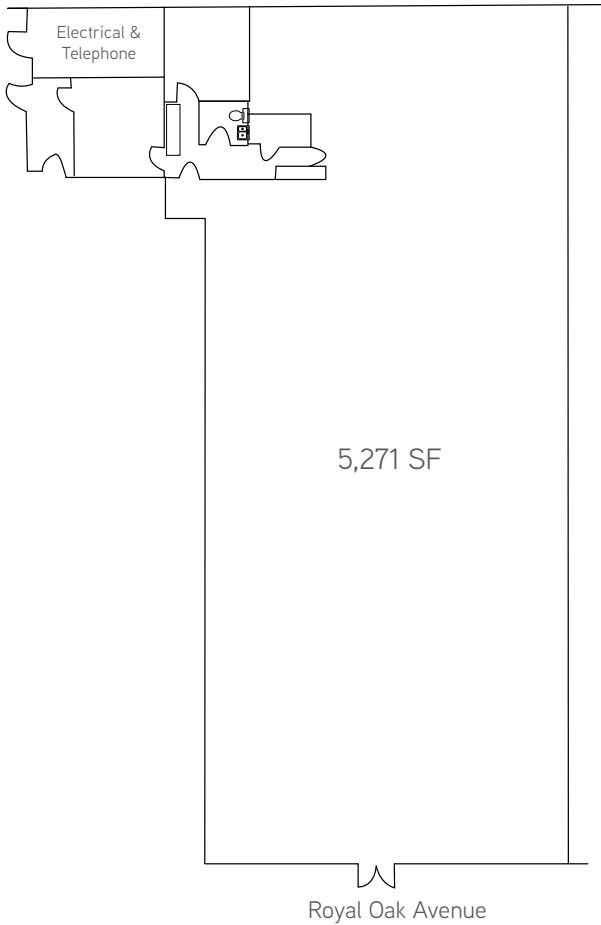
Property

The shopping centre is anchored by Buy Low Foods and a private liquor store, and provides easy access from the parking lot to both Royal Oak and Rumble Street in both directions. It is the dominant retail centre in this shopping node and has over 90 surface parking stalls for customers. The property is adjacent to Subway and Buy Low Foods and has rear loading dock access as well as awning signage.

Premises

The available premises is situated between the anchor grocery store and Subway Restaurant, and fronts Royal Oak Avenue. The premises has rear loading dock access.

Site Plan



Aerial



Property Highlights

- > Anchored by grocery and liquor store
- > Ample parking
- > Awning signage
- > Strong neighbouring tenants
- > Proximity to residential homes and South Burnaby Secondary High School
- > Close to transit and walking distance to Royal Oak Skytrain station

Unit Size*

5,271 SF retail unit
(*smaller sizes available, please contact Agents to inquire)

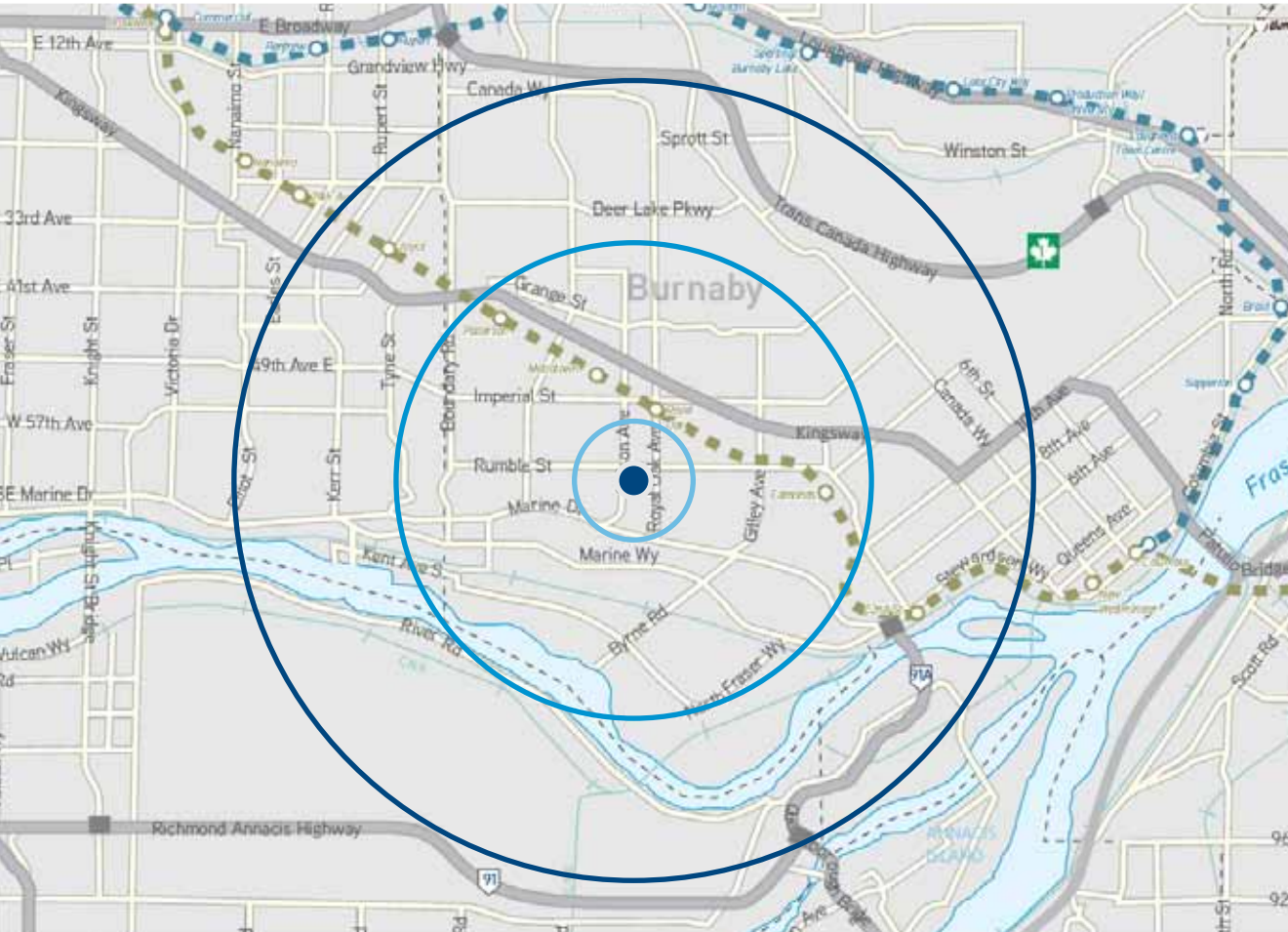
Basic Asking Rate

\$10.00 per SF per annum

Additional Rent

\$12.00 per SF per annum (est.)





CONTACT US

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DEMOGRAPHICS

	1km radius	3km radius	5km radius
TOTAL AVERAGE POPULATION			
2014 Estimate	13,199	97,834	241,383
2019 Projected	13,701	108,879	264,962
AVERAGE HOUSEHOLD INCOME			
2014 Estimate	\$80,635	\$71,594	\$74,767
2019 Projected	\$95,049	\$86,800	\$90,225
OCCUPIED PRIVATE DWELLINGS			
2014 Owned	3,578	24,105	56,791
2014 Rented	1,295	16,648	37,228

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