

# OLD ORCHARD CENTRE FOR LEASE

4429 KINGSWAY  
BURNABY, B.C. V5H 2A1



**PROSPERO**  
INTERNATIONAL REALTY INC.

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# Old Orchard Centre Features

**OLD ORCHARD**  
CENTRE



**In the heart of the busiest shopping district in Burnaby Old Orchard Centre is a little mecca of ethnic food, grocery shopping, general services and entertainment.**

Located minutes away from Metropolis at Metrotown and Station Square, this centralized area provides excellent exposure to shoppers from all over Metro Vancouver. There is direct access from Highway #1 with entrances & exits on both Kingsway and Willingdon Avenue. An abundance of surface parking stalls and plenty of transit options within the vicinity makes shopping at Old Orchard a breeze.

**Units:**

32 services, restaurants and retailers

**Parking:**

173 Surface stalls

**Upper Floor Offices – Gross Rent:**

Starting at \$38.00/sf

**Anchor tenants:**

Shoppers Drug Mart, BC Liquor Stores, Subway, BC Cannabis and Kerrisdale Cameras with Save-On-Foods as a shadow anchor.



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## Current Availability

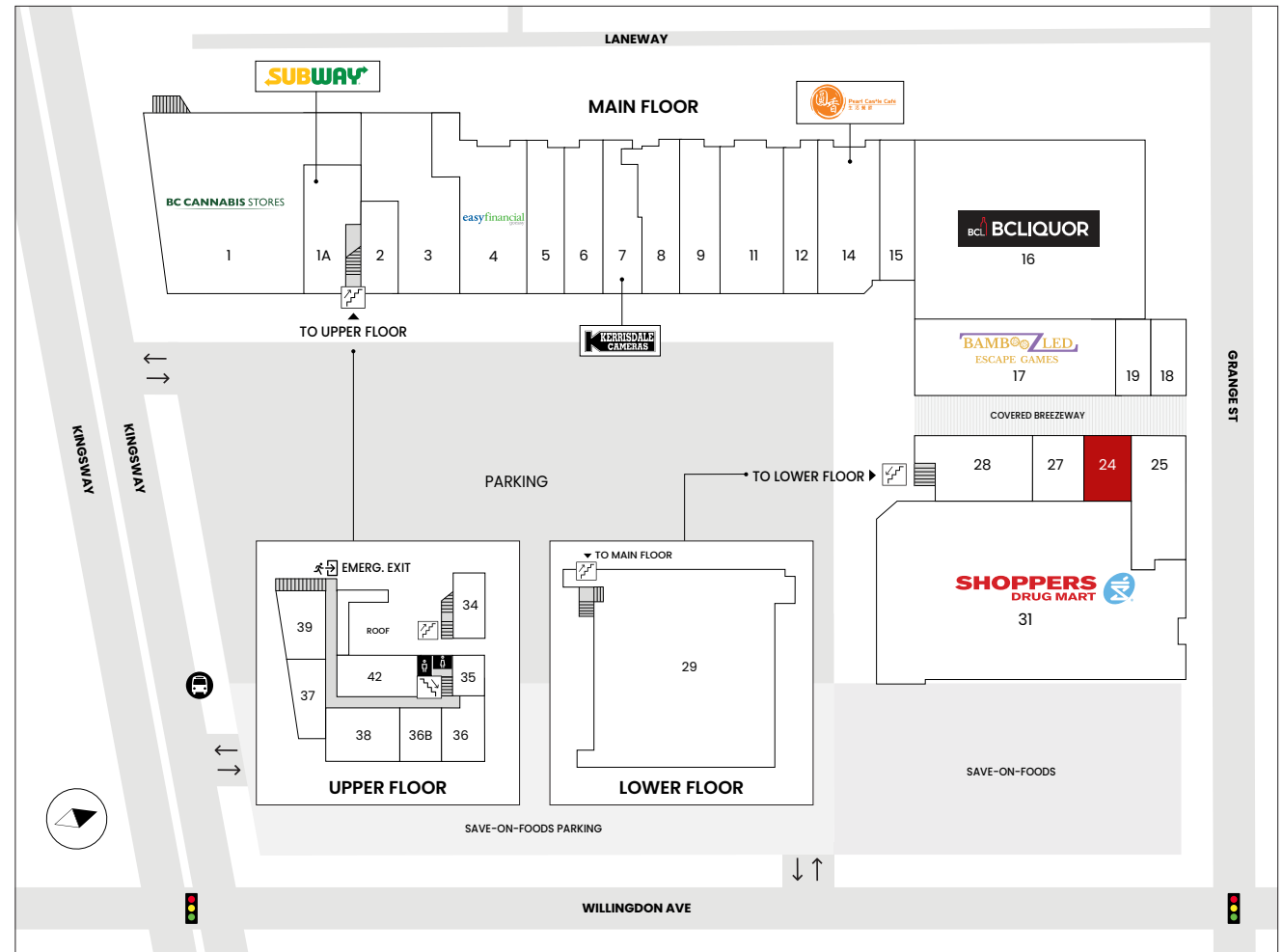
Unit #	Basic Rent
24 - Retail	\$40.00/sf NNN
Additional Rent: Estimated at \$42.00/sf	

Lease rates subject to applicable tax.

## Tenant List

	Tenanted
	Available for Lease

1	BC Cannabis Stores	9	Amigos Mios - su tiendita latina	24	649 sf	36B	My Trip Bookers Travel & Tours
1A	Subway	11	Old Orchard Medical Clinic	25	Baby Sense	37	Incourage Counselling
2	Donair Delight	12	Terracotta Boyz Contemporary	27	Me and Crepe	38	Morning Star Education
3	Community Insurance Services	14	Pearl Castle Café	28	Pizza Pizza	39	Muses Academy For Music
4	EasyFinancial	15	Vape Street	29	Leased	42	Leased
5	Old Orchard Beauty Salon	16	BC Liquor Stores	31	Shoppers Drug Mart		
6	HouCailei Oriental Teahouse	17	Bamboozled Escape Games	34	SF Express (Feida Express)		
7	Kerrisdale Cameras	18	Newcom Technology Inc.	35	Sae Y. Shin, CPA		
8	Chicko Chicken	19	Organic Club	36	Tumeke Art Studio		



## More About Burnaby

**OLD ORCHARD**  
CENTRE



**Burnaby is a unique city having one of the highest open-space-to resident ratios in North America with 25% of the land designated to parks and open spaces.**

It is also very culturally rich and diverse with roughly 54% of the resident's primary language neither English nor French. Old Orchard Centre reflects this with its great range of restaurants and take-out food options from Lebanese, Chinese, Vietnamese and Korean favorites.

This centre also has a medical clinic, insurance services, accounting services, a music school and the pharmacy at Shoppers Drug Mart. Burnaby is also known for great entertainment with the outdoor concerts at Deer Lake Park, movies at Metropolis and now here at Old Orchard is Bamboozled Escape Games.

### Fast Facts

- **Third largest city in British Columbia.**
- **Home to two of BC's largest post-secondary institutions,** Simon Fraser University and the British Columbia Institute of Technology
- **Hometown** of the famous singer Michael Buble, actor Michael J. Fox, ice hockey legend Joe Sakic and national team soccer player Christine Sinclair.

### Demographics

- **Population of Burnaby:** over 249,000
- **Median Age:** 40
- **Average Household Income:** \$83,000