



VALEO

4718-4960 HASTINGS STREET | BURNABY, BC

+ OFFICE STRATA FOR SALE

Valeo is a five-storey mixed-use building featuring 62 residential units, approximately 35,000 SF of retail space, and 26,000 SF of office space.

Strategically located in Burnaby Heights, Valeo is well positioned to serve both the established community and the area's growing residential density. Its prominent location along Hastings Street provides direct transit access and proximity to future development, while office tenants enjoy a shared 2,000-square-foot rooftop amenity with sweeping city views.

- The site is anchored by Loblaws and Bank of Montreal on the main floor
- The R5 RapidBus connects Burnaby's SFU exchange to Downtown Vancouver.
- Within walking distance of beautiful views, parks, amenities, and a thriving business district.
- A hyper-local market with 62 residential suites of 1, 2, and 3 bedrooms on the floors above.



INCREDIBLE EXPOSURE:

Benefit from exceptional vehicle and pedestrian traffic in this high-visibility location.

A THRIVING NEIGHBOURHOOD:

Join the vibrant Burnaby Heights community with a strong local following.

A BRIGHT FUTURE:

Situated in an affluent, rapidly growing trade area.

SHARED AMENITY:

Access a 2,000 SF rooftop terrace exclusive to office tenants.

+ PROPERTY DETAILS



SITE AREA
1.15 Acres



ASKING RATE
Market



AVAILABILITY
Fixturing Q2 2026



LOADING
One class B loading bay



OPERATING COSTS
TBD

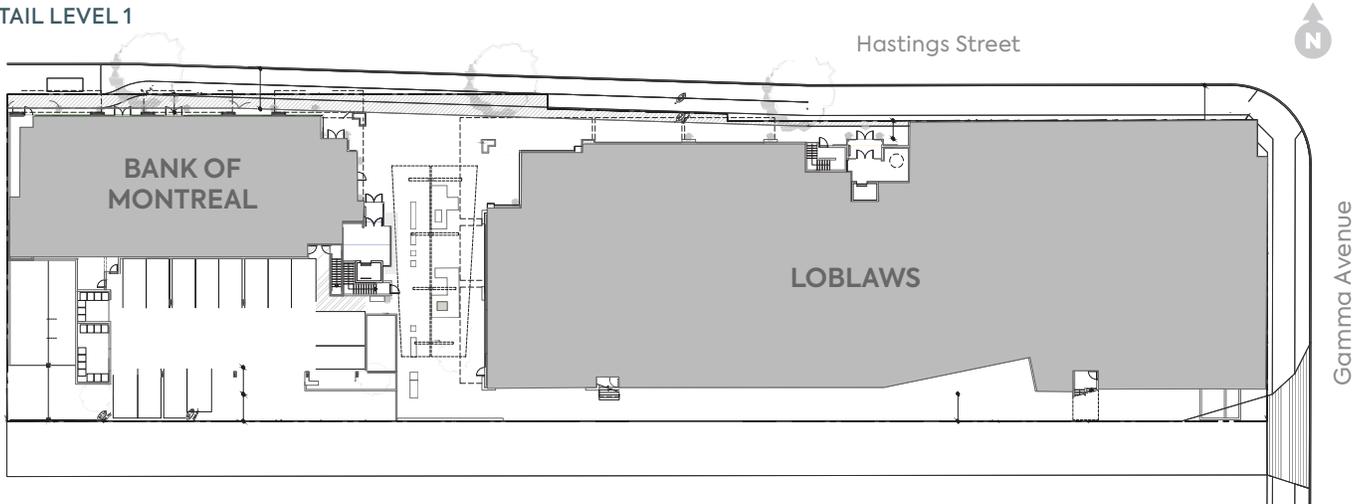


PARKING
Approx. 1 stall per unit

+ RETAIL PLANS

Valeo

RETAIL LEVEL 1



The specifications, site plan(s) and rendering(s) depicted herein are proposed, represent the current expectation of the layout of the development and are subject to change by Qualico from time to time without notice. Demographics data collected from Environics Analytics.

FOR SALE

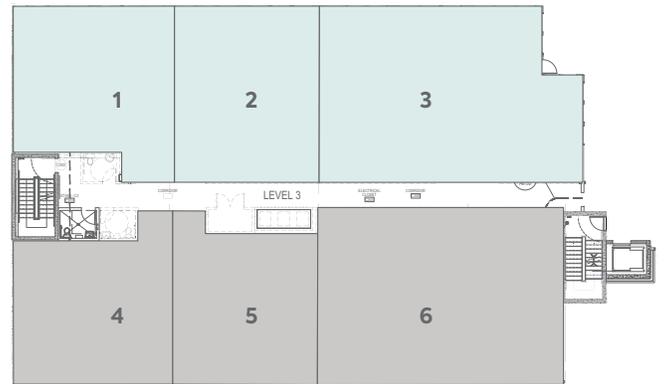


OFFICE LEVEL 2

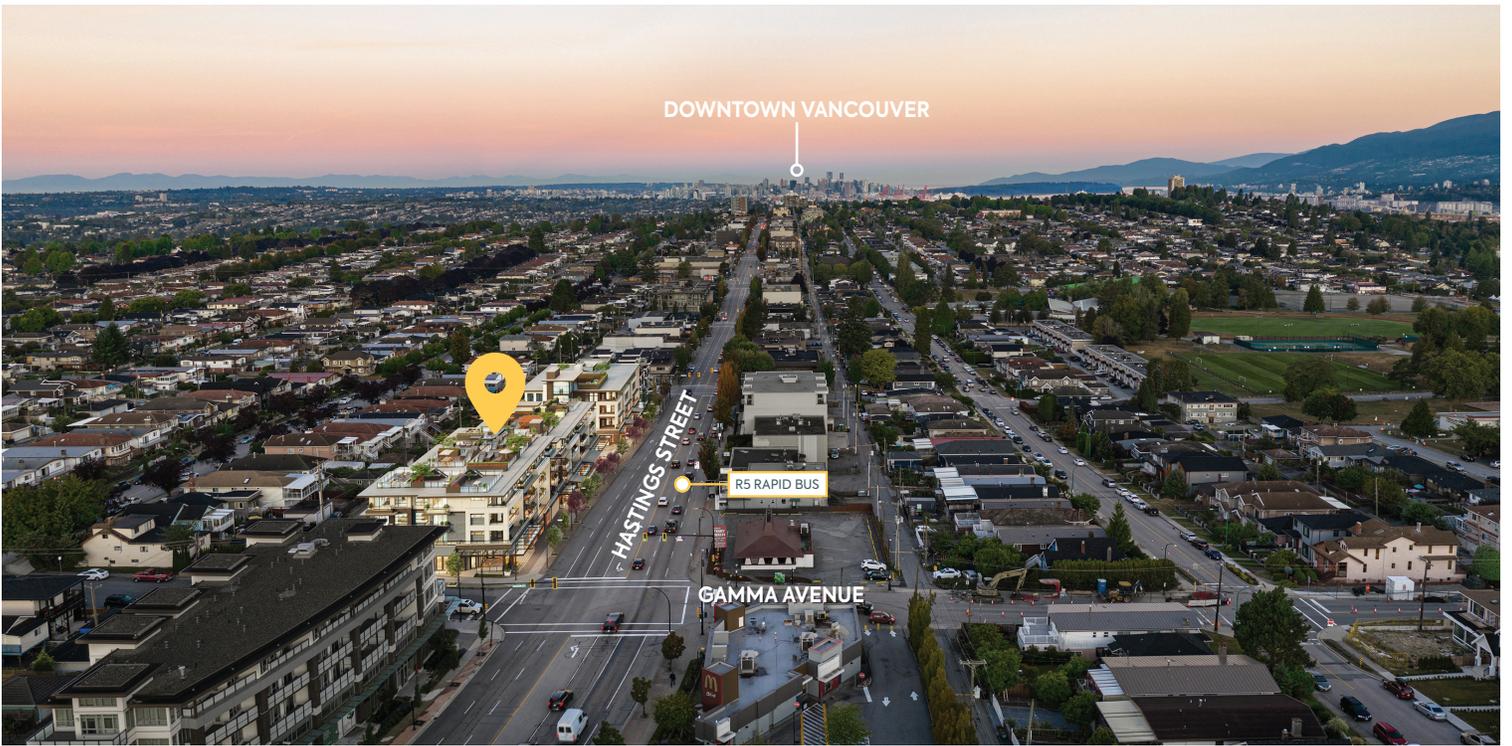


1	SOLD	4,160 SF
2	SOLD	1,097 SF
3	AVAILABLE	1,099 SF
4	AVAILABLE	992 SF
5	SOLD	1,029 SF

OFFICE LEVEL 3 & 4



1	AVAILABLE	1,133 SF
2	AVAILABLE	1,207 SF
3	AVAILABLE	1,988 SF
4	SOLD	1,115 SF
5	SOLD	1,145 SF
6	SOLD	2,025 SF



+ AREA DEMOGRAPHICS

Valeo



POPULATION

1 KM

13,513

3 KM

84,186

5 KM

205,873



HOUSEHOLDS

1 KM

4,869

3 KM

32,438

5 KM

76,385



AVERAGE INCOME

1 KM

\$143,548

3 KM

\$138,532

5 KM

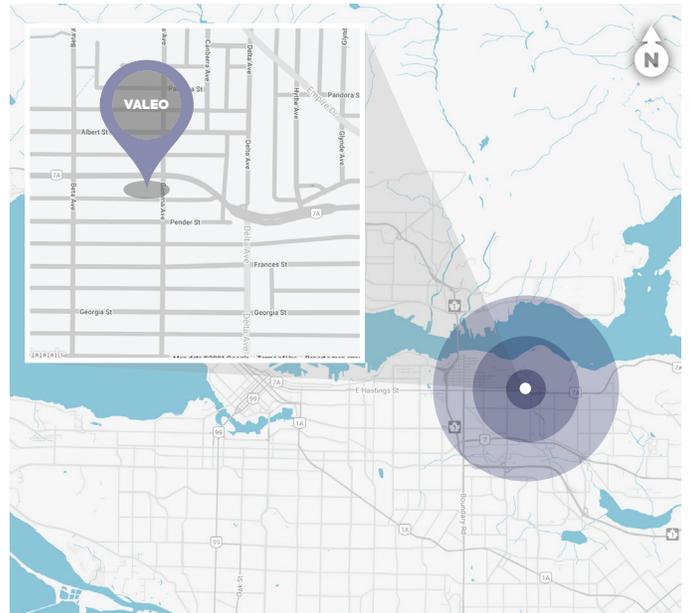
\$143,080



VEHICLES PER DAY

Hastings Street: 38,764 vehicles per day*

*Most recent data available



CONTACT



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PROPERTIES

Creating Spaces That Connect
PEOPLE + BUSINESSES + SERVICES