FOR LEASE

5690 IMPERIAL STREET

Prime Burnaby Commercial Space Opportunity









corbel
COMMERCIAL REAL ESTATE SERVICES





the opportunity

A well-positioned opportunity to lease a functional ground-floor unit in an E1 zoned building in South Burnaby, offering approximately 4,000 square feet of fully enclosed space on a single level. The unit features a practical layout with a welcoming entry, prominent window display and showroom area, private work or office rooms, making it well suited for a range of light industrial and service-based operators. With 8-foot ceilings and extensive glazing along the façade, the space benefits from strong natural light and visibility within an active industrial corridor.

Located on Imperial Street, the property sits within an established M4 pocket surrounded by a mix of complementary light industrial, service, and trade businesses. Just minutes from Metrotown, Burnaby's designated regional city centre, tenants benefit from immediate access to shops, restaurants, cafés, and everyday amenities, as well as convenient transit connections via the SkyTrain. With direct access to major arterials including Kingsway and Boundary Road, the location offers seamless connectivity to Vancouver, New Westminster, and the broader Metro Vancouver region—providing a practical and accessible base for both employees and customers.



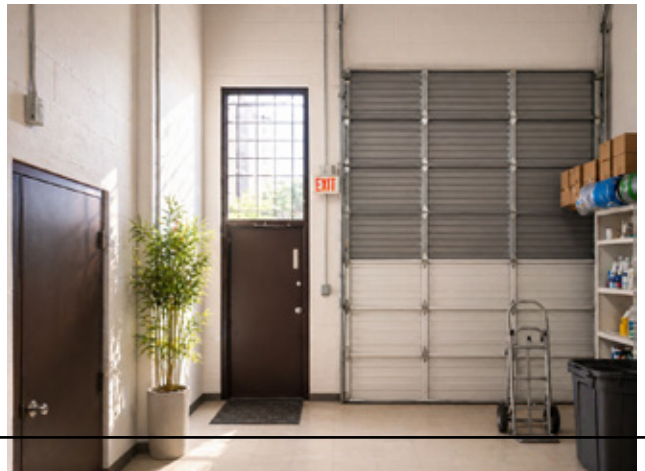












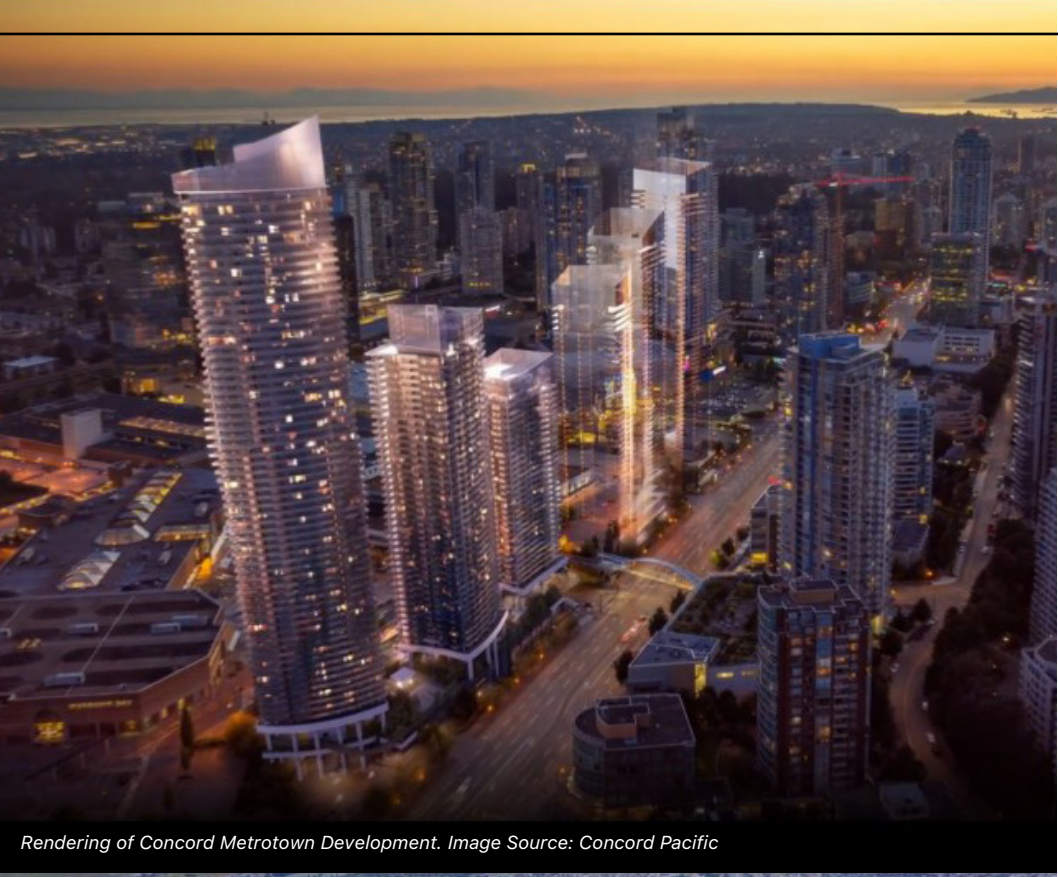
the features

- 4,000 SF (approx.) ground-floor unit in a Burnaby E1 zoned building
- Functional multi-room layout with direct street entry, window display area, and private workrooms
- Abundant natural light from extensive storefront glazing
- 1 grade level loading area and 6 parking stalls available
- 8' ceiling height throughout
- Excellent access to Kingsway, Boundary Road, and Highway 1
- 10 min walk from Royal Oak skytrain station

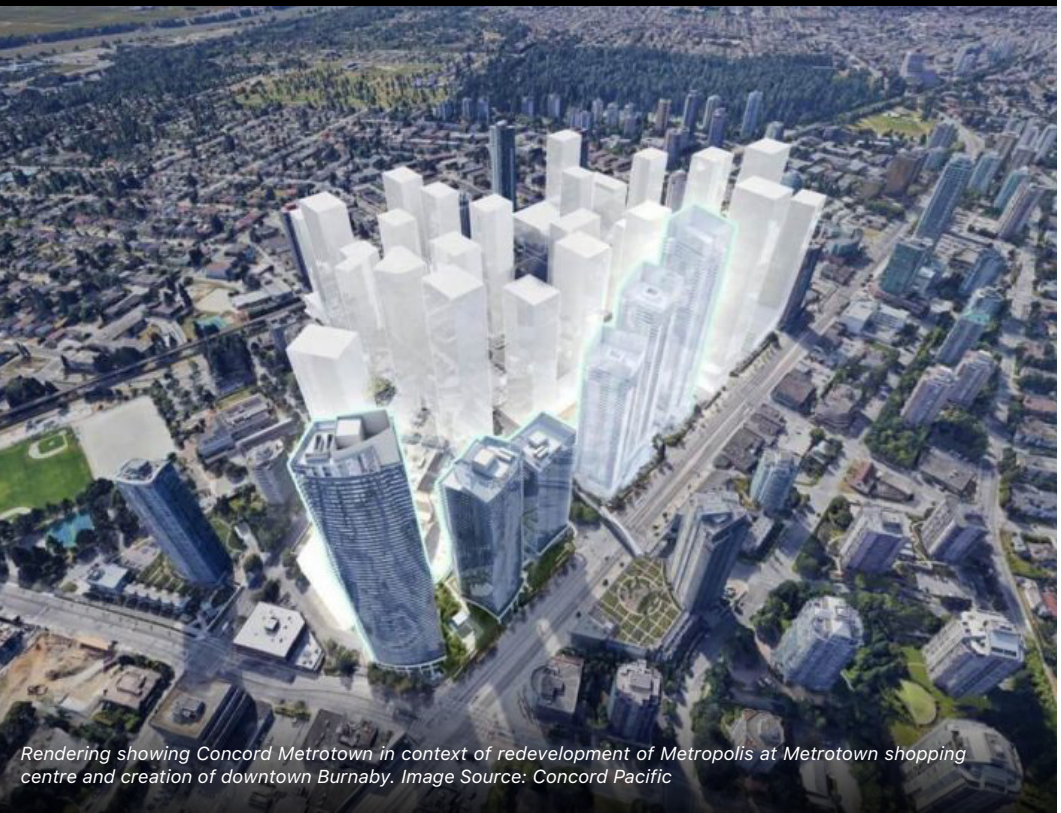
salient facts

Size[1]	4,000 SF (Approx.)
Basic Rent	$26.00 PSFPA
Additional Rent	$8.47 (2026 est.)
Zoning	E1
Availability	January 1, 2027

[1]All sizes are approximate and subject to verification.



Rendering of Concord Metrotown Development. Image Source: Concord Pacific



Rendering showing Concord Metrotown in context of redevelopment of Metropolis at Metrotown shopping centre and creation of downtown Burnaby. Image Source: Concord Pacific

future growth & connectivity

A location designed for accessibility, convenience, and everyday connection.

Metrotown continues to evolve as Burnaby's emerging downtown, supported by significant mixed use development and long term city planning. Major projects such as Concord Metrotown are introducing substantial residential density, new retail offerings, and expanded public spaces, while ongoing planning around the future redevelopment of Metrotown Mall further reinforces the area's transition toward a more intense and modernized urban core.

Guided by the City of Burnaby's long range planning framework, including Burnaby 2050, the Metrotown area is being shaped into one of British Columbia's most diverse and vital economic and residential hubs. Plans include new parks and plazas, a future convention centre, performing arts and cultural facilities, and approximately 1.7 million square feet of new office, civic, and education space, alongside a reimagined shopping district anchored by pedestrian oriented streets, retail, dining, and active transportation connections.

This growth is further energized by the success of Station Square, one of North America's most accomplished master planned communities, and Anthem's continued investment in Metrotown through multiple future communal phases. With multiple SkyTrain stations, strong regional road access, and a rapidly expanding population base, Metrotown is positioned to rival downtown Vancouver in scale and energy, offering tenants and businesses a rare opportunity to establish a presence in what is becoming the true downtown centre of Burnaby.



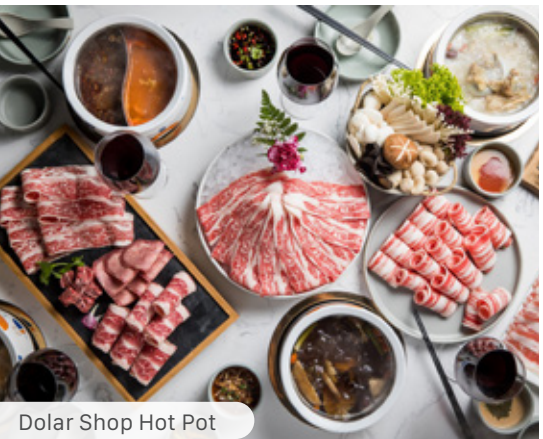
Metropolis at Metrotown



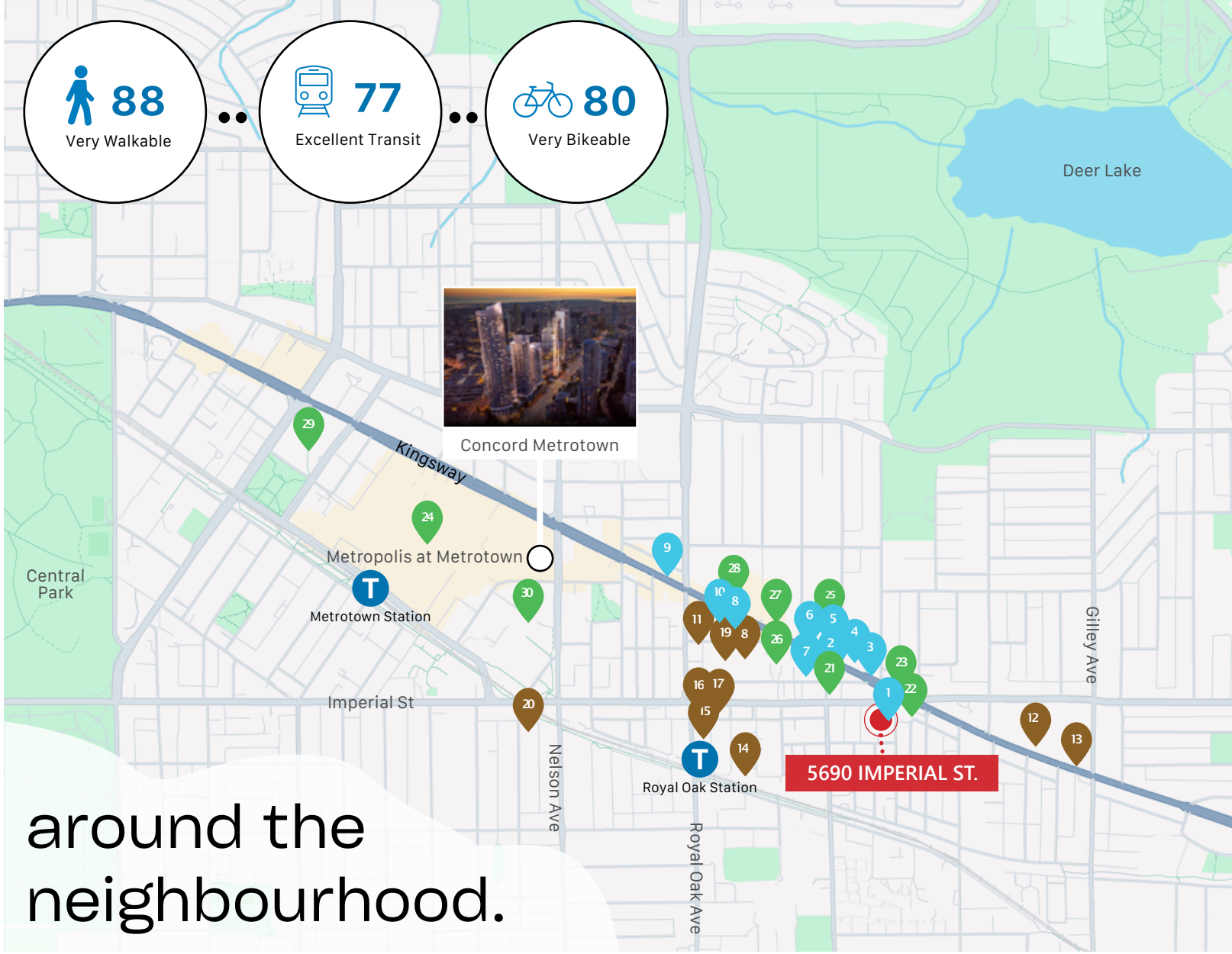
Deer Lake



La Foret Café



Dolar Shop Hot Pot



around the neighbourhood.

RESTAURANTS & BARS

1. Hanwoori Korean Restaurant
2. 88Town
3. Joyful Seafood Restaurant
4. Denny's
5. GAON Korean Cuisine
6. Liuyishou Hotpot
7. White Spot
8. Maruhachi Ra-men
9. The Meat Up BBQ
10. Boiling Point

CAFÉ + CASUAL FARE

11. Cafe 106
12. CoCo
13. cafe For.Rest
14. La Forêt Royal Oak
15. Ki Cafe
16. D2 Tea Lab
17. Sweet Puffin
18. Sugar Lab
19. Sweethoney Dessert
20. La Forêt Jubilee

SHOPS + BUSINESSES

21. Hannam Supermarket
22. Visions Electronics
23. Mazda
24. Metropolis at Metrotown
25. Market Ribbon
26. Fitness World
27. Best Western Plus
28. Wholesale Club
29. The Crystal Mall
30. Bonsor Recreation Complex

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