



Now Registering Interest | **Phase 4**

# Solo District

2085 Skyline Ct, Burnaby, BC

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Anchored By:

**BC LIQUORSTORES**



**SHOPPERS  
DRUG MART**

Developed By:





# Aerial - Solo District



Phase 3 Complete

Phase 2 Complete

Phase 1 Complete

Downtown Vancouver

SOLO District

save on foods

WHOLE FOODS MARKET

SHOPPERS DRUG MART

Amazing Brentwood

Claudio's Ristorante

BC LIQUORSTORE

Lougheed Hwy

Brentwood Skytrain Station

Rosser Avenue

Skyline Dr

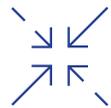
Phase 4  
Available 2027 (est.)  
1,041 - 6,359 SF of Retail (approx.)  
100% Pre-Sold Residential

Willington Ave

Grosvenor Brentwood

# Opportunity

High profile retail premises in the core of the Brentwood Town Centre.



## Salient Facts

<b>Municipal Address</b>	2085 Skyline Ct, Burnaby, BC	
<b>Project Scale</b>	Retail:	Over 120,000 SF
	Office:	Over 230,000 SF
	Residential:	Over 1,400 suites
<b>CRU Availability</b>	<b>Phase 4* - Available 2027 (est.)</b>	
	CRU 1:	1,801 SF
	CRU 2:	1,443 SF
	CRU 3,4 &5:	6,359 SF
	CRU 6:	1,173 SF
	CRU 7:	1,041 SF
	<i>*Registering interest at this time</i>	
<b>Parking</b>	Ample parking on-site Both surface and subsurface parking	
<b>Access/Egress</b>	Willingdon Avenue, Southbound:	Right in; right out
	Lougheed Highway, Eastbound:	Right in; right out at Rosser Avenue
	Rosser Avenue:	All directional
<b>Traffic Count</b>	Lougheed Highway:	16,789 vehicles per day 15,292 pedestrians per day
	Willingdon Avenue:	15,942 vehicles per day 26,932 pedestrians per day
	<i>*Information provided by Piinpoint and approximate only, 2021</i>	
<b>Zoning</b>	Comprehensive Development (CD) permitting C3 Commercial Uses.	
<b>Additional Rent (2021)</b>	\$33.00 per square foot (approximate)	
<b>Asking Base Rate</b>	Please contact listing agent	



# Site Plan - Phase 3 & 4



**Phase 3:** Available Immediately

**Phase 4:** Currently under construction and available in 2027



# Location Overview

Solo District is strategically located at the south west corner of Willingdon Avenue and Lougheed Highway. This high exposure intersection enjoys close proximity to the Brentwood SkyTrain Station and a regional shopping centre - the Amazing Brentwood Town Centre. The Trade Area based on 2021 estimates is as follows:

Drive Time*	Population	Number of Households	Average Household Income
7-Minute	105,906	39,344	\$115,822.99
12-Minute	389,246	148,797	\$109,534.64
17-Minute	875,320	342,173	\$115,920.90
City of Burnaby	265,924	100,146	\$110,343.76

\*Demographics obtained by Environics



# Project

Solo District is the newest offering by Jim Bosa's Appia Development, renowned for building high quality projects throughout Metro Vancouver. When complete, the project will offer:

## Shopping Centre Component



Currently, 120,000 square feet anchored by Whole Foods, a Signature BC Liquor Store and Shoppers Drug Mart.

## Office Component



Over 230,000 square feet of office space. Existing tenants include: Yellow Pages, Capcom, CMW Insurance and Regus.

## Residential Component



4 high density towers with over 1,400 residential units, on-site.





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