

# 7000 LOUGHEED HIGHWAY

BURNABY, BRITISH COLUMBIA

## 14-ACRE TRANSIT-ORIENTED RESIDENTIAL DEVELOPMENT OPPORTUNITY

7000  
LOUGHEED  
HIGHWAY

SPERLING - BURNABY  
LAKE STATION

Lougheed Highway

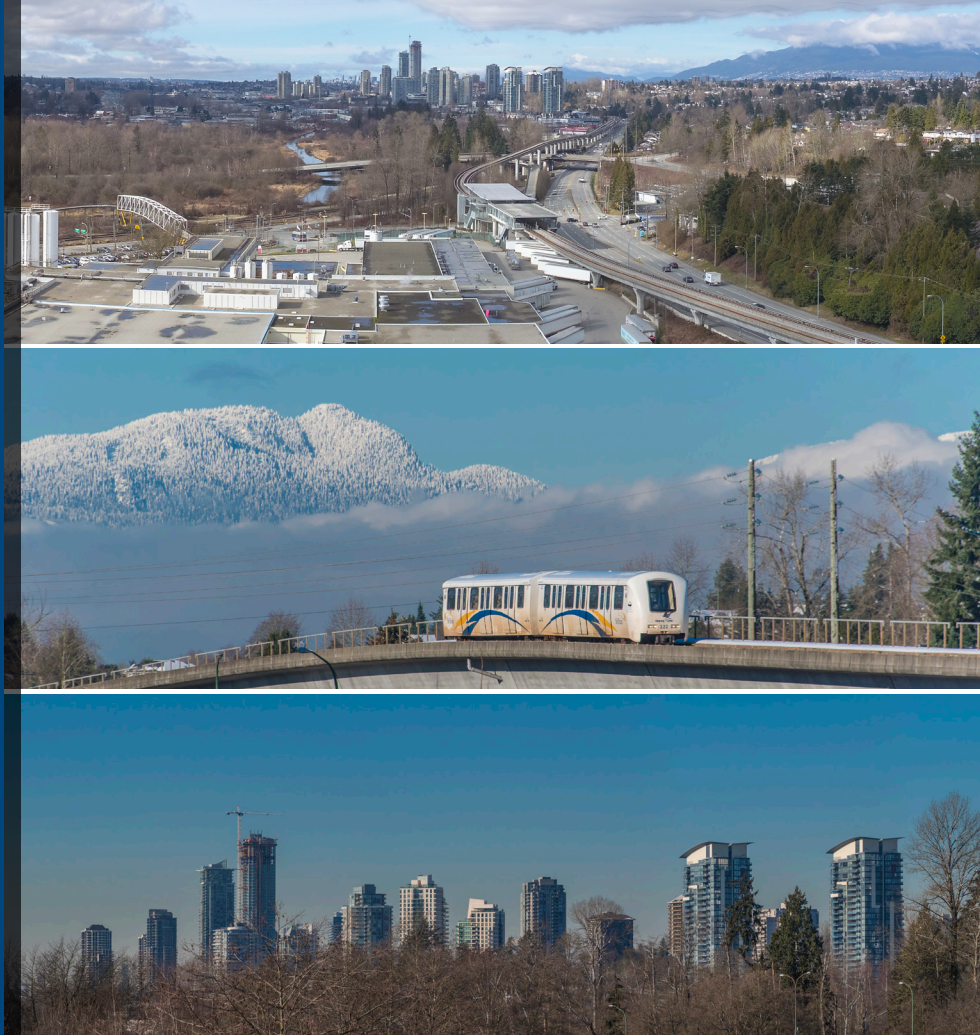
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***Colliers is pleased to introduce this remarkable transit-oriented residential development site located in the Bainbridge Urban Village area of Burnaby.***

## THE LOCATION:

The site is ideally situated halfway between the booming Brentwood and Lougheed Town Centre areas. Bainbridge is an amenity-rich, lifestyle-oriented area that enjoys immediate access to Burnaby Lake Park and Sports Complex. Under 5 minute walk from Sperling-Burnaby Lake SkyTrain Station.



**\$970/SF**

Benchmark pricing for Burnaby condos achieved on Station Square V



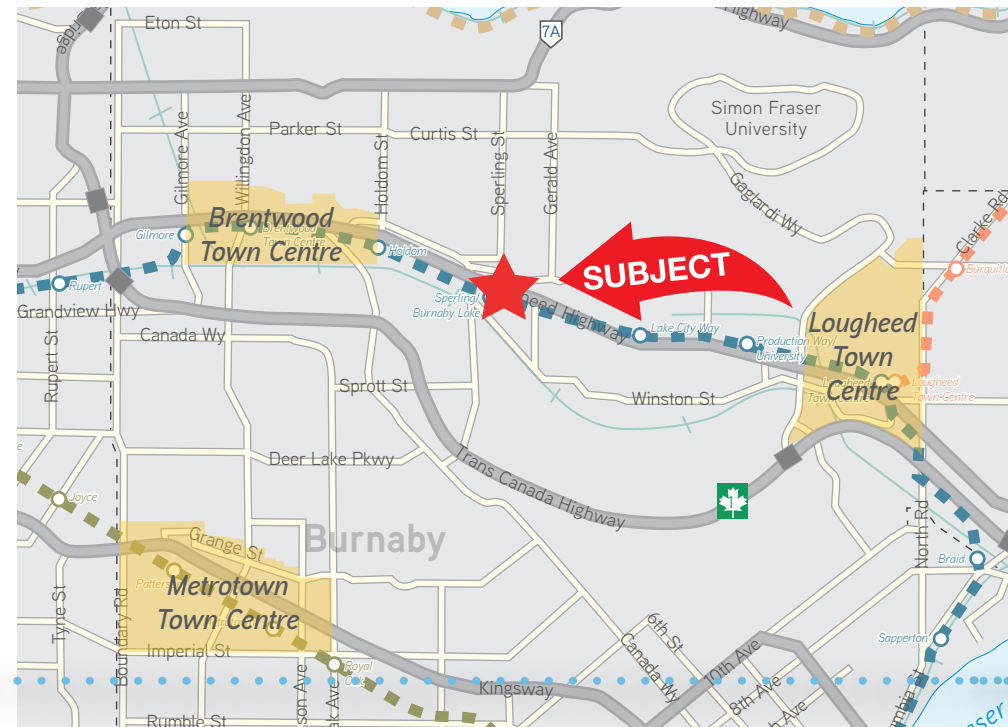
**25**

Minutes to Downtown Vancouver via SkyTrain



**3**

Nearby shopping malls: Lougheed, Brentwood and Metrotown Centre



## THE CONCEPT:

This is a unique opportunity to be at the forefront of neighbourhood planning to develop a visionary, master-planned urban village featuring an optimized mix of building forms and unit types largely unachievable in the Town Centre areas.

Mostly vacant and with no long-term lease encumbrances, if selected, a successful proponent can immediately initiate the neighbourhood planning process and subsequent rezoning with the City of Burnaby.

## SALIENT FACTS:

### LEGAL DESCRIPTION:

Parcel "One" District Lots 59 and 78 Group 1 New Westminster District Reference Plan 78006; PID 011-439-378

### CURRENT ZONING:

CD (Comprehensive Development)

### OFFICIAL COMMUNITY PLAN:

The Property is identified in the Official Community Plan as an Urban Village, subject to future plan review which can be initiated immediately. Further detail is available in our information package.

### SITE SIZE:

607,488 SF (13.946 Acres)

### GROSS TAXES (2016):

\$403,860.70

### OFFERING PROCESS:

Bid process; offer review date is April 12th, 2017. Please contact listing brokers for additional information. Full information package available upon execution of a confidentiality agreement.

## DEVELOPMENT HIGHLIGHTS

- Opportunity to purchase a 14-acre transit-oriented development site
- Located in Burnaby's Bainbridge neighbourhood within a 5-minute walk of Sperling-Burnaby Lake SkyTrain Station
- "Urban Village" rezoning designation anticipates a mix of medium to high density residential development with a community-serving retail component
- Likely mix of building types creates true community feel
- Master plan aspect creates phasing potential
- Centrally located in Burnaby, one of the region's most desirable multifamily residential real estate markets.
- Site offers sweeping views unimpeded by high rises
- Close proximity to a variety of recreational and lifestyle amenities including Burnaby Lake Park, the Central Valley Greenway, Burnaby Lake Sports Complex, and Burnaby Mountain Golf Course
- Site topography provides for stunning views overlooking Burnaby, Vancouver and the North Shore Mountains
- Frontage along Lougheed Highway provides excellent exposure and ease of access
- Affluent area with sustained capital inflow from residents attracted to the area's superior amenities and schools.
- Capitalize on unprecedented demand for Burnaby condominiums to achieve record-breaking pricing and absorption

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