VALEO

BURNABY HEIGHTS

4734 - 4762 HASTINGS STREET
BURNABY, B.C.



A NEWLY BUILT, GROCERY-ANCHORED RETAIL INVESTMENT IN BURNABY HEIGHTS

CBRE

National Investment Team — VANCOUVER

The Offering

CBRE Limited has been exclusively retained to offer for sale the retail component of Valeo (the “Property” or the “Offering”), a brand-new strata investment opportunity located at 4734 - 4762 Hastings Street in Burnaby, B.C.

The Property is 100% leased to Loblaws Inc. (No Frills) and Bank of Montreal (BMO), two nationally recognized, necessity-based retailers. The leases provide a 12.59-year weighted average lease to expiry (WALE), extending to 15.90 years when the assumed No Frills fixed-rate renewal is included.

Well-positioned along Hastings Street in Burnaby Heights, the Property benefits from prominent arterial exposure within one of Metro Vancouver’s most established corridors. Located within a highly affluent and densely populated urban node, the Property offers stable income secured by necessity-based grocery and financial-service tenancy, supported by the long-term strength of a highly desirable residential community.





PROPERTY SUMMARY

Address	4734 - 4762 Hastings Street, Burnaby, B.C.
Description	Strata Retail at-Grade
PID	032-535-449, 032-536-089, 032-536-097, 032-536-101
Year Built	2025
Strata Area	31,277 SF
NRA	Ground Floor: 28,979 SF Mezzanine: 2,124 SF Total: 31,103 SF[1]
Occupancy	100%
Tenants	Loblaws Inc. (No Frills) & Bank of Montreal (BMO)
Total Parking Stalls	Allocation of 82 Stalls
WALE	12.59 Years[2] (15.90 Years)[3]

[1]Pursuant to the lease, 174.07 SF of mezzanine area is excluded from the NRA of Loblaws Inc. (No Frills).
[2]Asset WALE represents the Weighted Average Lease to Expiry, based on the tenant’s term to expiry weighted against gross rent payable for the period commencing November 1, 2026.
[3]Assumes exercise of No Frills’ 5-year fixed-rate renewal option following the initial lease term.











Investment Highlights

SECURE INCOME WITH EMBEDDED GROWTH

- Long-term leases to No Frills and BMO provide an exceptional 12.59-year WALE, a rare feature in today's market that significantly mitigates rollover risk while delivering a secure income stream. Both leases include contractual rent escalations, complemented by additional long-term upside through future renewals at market rates.

INSTITUTIONAL TENANT COVENANTS

- Income is secured by Loblaw Companies Limited, Canada's largest food and pharmacy retailer, and Bank of Montreal, one of North America's largest financial institutions, delivering a high-quality tenancy profile.

NEWLY COMPLETED, MIXED-USE DEVELOPMENT

- Completed in 2025, Valeo is a newly constructed concrete and steel mixed-use development designed by RH Architects, comprising a fully sold residential component, more than 25,000 SF of office space, and ground-floor retail CRUs. The offered retail component is 100% leased and requires no near-term leasing, tenant inducements or capital expenditures.

PREMIER BURNABY HEIGHTS LOCATION

- A prominent Hastings Street position within an established daily-needs retail corridor, supported by more than 55,000 residents (2 km radius), a thriving business community and a 10-minute drive to Simon Fraser University, one of Canada's leading research universities and a major regional employment and educational hub.

Source: Sitewise, 2026

DEVELOPED BY

StreetSide
A QUALICO Company

ABOUT

StreetSide Developments, part of the Qualico family of companies, is one of Western Canada's leading developers. Backed by more than 75 years of real estate expertise, StreetSide is recognized for delivering high-quality mixed-use communities distinguished by innovative design, exceptional construction and enduring value across Metro Vancouver and beyond.



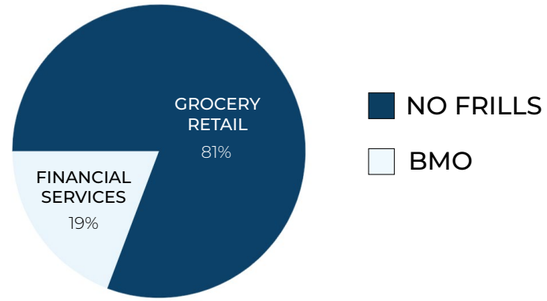


TENANTS

NOFRILLS

BMO

NRA BY TENANT & CATEGORY



TENANCY PROFILE

Tenant	Strata Area	Parking Stalls	% Strata Area	WALE
Loblaws (No Frills)	Ground Floor: 23,979 SF Mezzanine: 1,307 SF Total: 25,285 SF[1]	74 Parking Stalls (3 Stalls per 1,000 SF)	81%	14.24 yrs (19.24 Years)[2]
BMO	Ground Floor: 5,000 SF Mezzanine: 991 SF Total: 5,991 SF	8 Parking Stalls (Leased to BMO)	19%	9.39 Years
Total	31,277 SF[3]	82 Parking Stalls	100%	12.59 yrs (15.90 Years)[2]

[1] Pursuant to the lease, 174.07 SF of mezzanine area is excluded from NRA. Accordingly, Loblaws' adjusted mezzanine NRA is 1,132.67 SF and all rent calculations are based on an adjusted tenant area of 25,111.41 SF.

[2] Assumes exercise of No Frills' 5-year fixed-rate renewal option following the initial lease term.

[3] Total NRA used for rent calculations across the Property is 31,102.64 SF.

Strategically Located in Burnaby Heights

A well- established daily needs retail corridor supported by density, amenities, and transit.



Location Overview

- Situated on Hastings Street, a key commercial artery in Burnaby Heights, this Property benefits from excellent visibility and high traffic. This neighbourhood is known for its strong community, vibrant local businesses and nearby Burnaby Public Library, Confederation Park and two elementary schools.
- The location offers direct access to Burnaby's transit network, including the R5 RapidBus, providing efficient connections to SFU and Downtown Vancouver. Hastings Street sees over 38,700 vehicles daily, ensuring high accessibility.
- The area is experiencing ongoing development, with older commercial structures being replaced by low-rise complexes featuring ground-floor retail and residential units above. This trend supports a growing local population and increased commercial activity.
- Burnaby Heights provides a convenient and walkable urban lifestyle, with diverse nearby amenities including numerous restaurants, cafes, specialty shops, and green spaces. The area is supported by a lively community that appeals to both residents and businesses.

Demographic Overview *(2km Radius)*

55,021
Total Population
(2025)

+13.9%
Population Growth
(2020-2025)

$137,630
Avg. Household Income
(2025)

Source: Sitewise, 2026

VALEO

BURNABY HEIGHTS

4734 - 4762 HASTINGS STREET

BURNABY, B.C.

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