

FOR LEASE

FREE-STANDING CORNER
RETAIL OPPORTUNITY



2696 EAST HASTINGS STREET, VANCOUVER

CBRE



HIGH-EXPOSURE RETAIL OPPORTUNITY

Free-standing corner retail building available for lease with exceptional frontage onto East Hastings at Slocan Street.


This offering features approximately 3,600 square feet of commercial space, prominent signage opportunities, ample surface parking, and strong levels of vehicular traffic. Located in the vibrant Hastings-Sunrise neighbourhood and nearby the Pacific National Exhibition, Highway-1, and a plethora of residential homes, the area is highly accessible by vehicle and public transit and is surrounded by a wide range of amenities.


THE DETAILS


AREA 3,600 SF* + add-on built by current tenant	PARKING 9 surface stalls + 2 loading
ZONING C-2C Commercial	ADDITIONAL RENT \$13.87 (2025 est.)
AVAILABILITY November 1, 2026	ASKING NET RENT \$55.00 PSF

* Approximate. Subject to verification.

UNIT FEATURES

- 

High visibility corner location with prominent signage options
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Exceptional traffic counts with exposure to over 35,000 vehicles per day
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Bustling amenity base with growing residential developments





THE LOCATION

2696 East Hastings is ideally located in the heart of Vancouver’s Hastings-Sunrise neighbourhood. Located along the Hastings corridor, the subject property is surrounded by a diverse mix of retail, dining, and cultural amenities, including local favourites and essential services. With nearby parks and schools, a strong walk and bike score, this highly accessible location blends urban convenience with community charm.



CAFES & RESTAURANTS

- 1 Forecast Coffee
- 2 The Laughing Bean Coffee CO
- 3 Le Petit Saigon
- 4 Starbucks
- 5 Casa Eatalia
- 6 Tamam
- 7 Nok Nok Cafe
- 8 Blind Rabbit
- 9 Tall Shadow Bakery
- 10 Subway
- 11 Selene Aegean Bistro
- 12 Laksa King
- 13 It's Okay
- 14 Breka Bakery & Cafe



SHOPPING

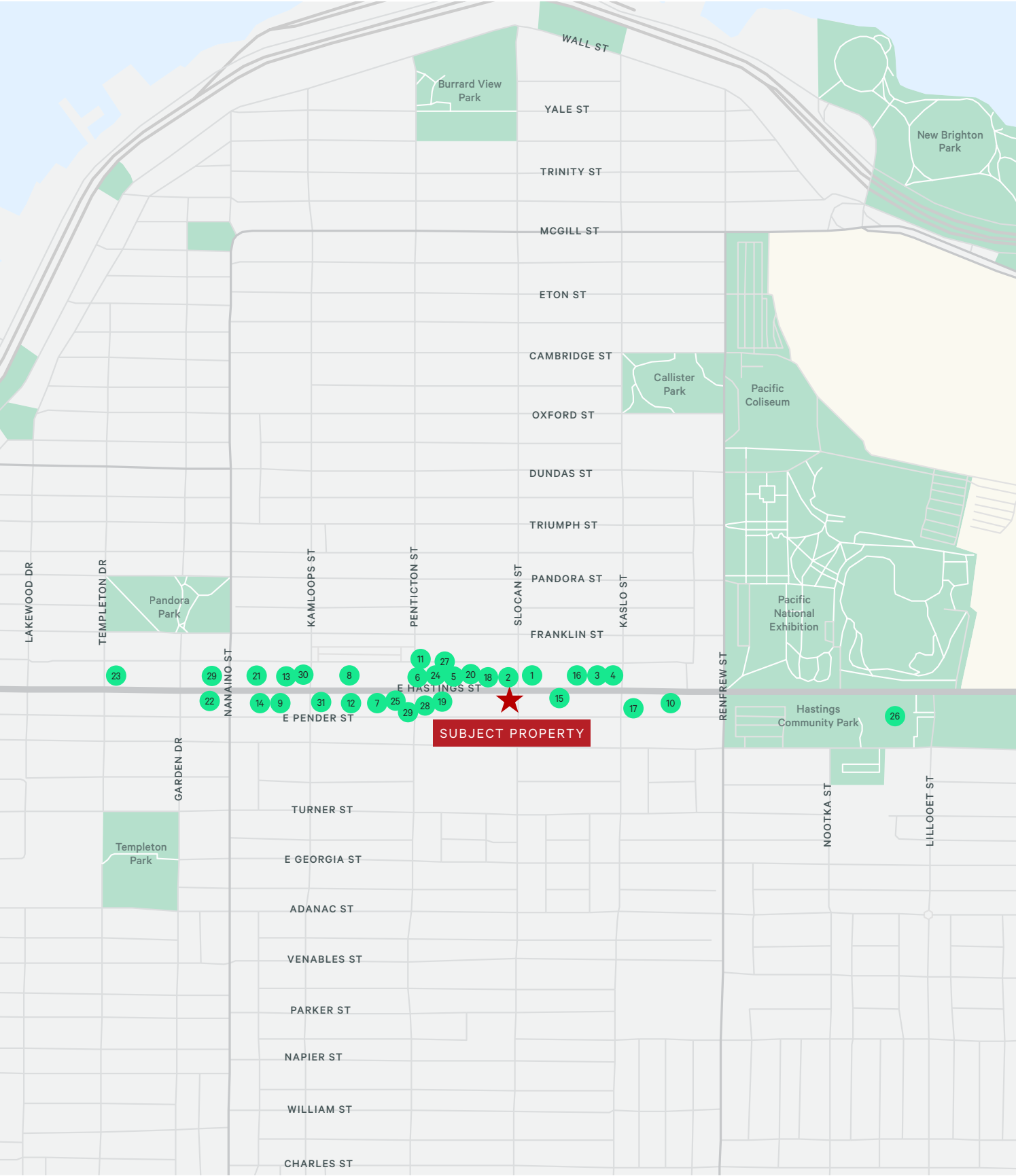
- 15 Shoppers Drug Mart
- 16 High Point Beer Wine Spirits
- 17 Bosley's
- 18 Baaad Anna's Yarn Store
- 19 Mactalla Cycles
- 20 Lucky's Exotic Bodega
- 21 Long Live Cats and Dogs
- 22 Donalds Market
- 23 Dollar Tree



BANKS & SERVICES

- 24 Blue Cross Pet Hospital
- 25 East Village Insurance
- 26 Hastings Community Centre
- 27 BMO Bank of Montreal
- 28 CIBC
- 29 RBC Royal Bank
- 30 TD Canada Trust
- 31 Vancity

Just steps from major transit routes like the R5 RapidBus, several local transit lines, and major thoroughfares, the property offers excellent connectivity to downtown Vancouver, Burnaby, the North Shore, and Simon Fraser University.



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CONTACT

ADRIAN BERUSCHI

PERSONAL REAL ESTATE CORPORATION

Senior Vice President, Retail Properties

adrian.beruschi@cbre.com

604 662 5138

CHLOE HAMELIN

Associate, Retail Properties

chloe.hamelin@cbre.com

604 662 5166

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