

879 E HASTINGS STREET

PRIME STRATHCONA RETAIL/SHOWROOM OPPORTUNITY

FOR LEASE



ROBERT THAM
604.609.0882 Ext. 223
robert@corbelcommercial.com

MARC SAUL PREC
604.609.0882 Ext. 222
marc@corbelcommercial.com

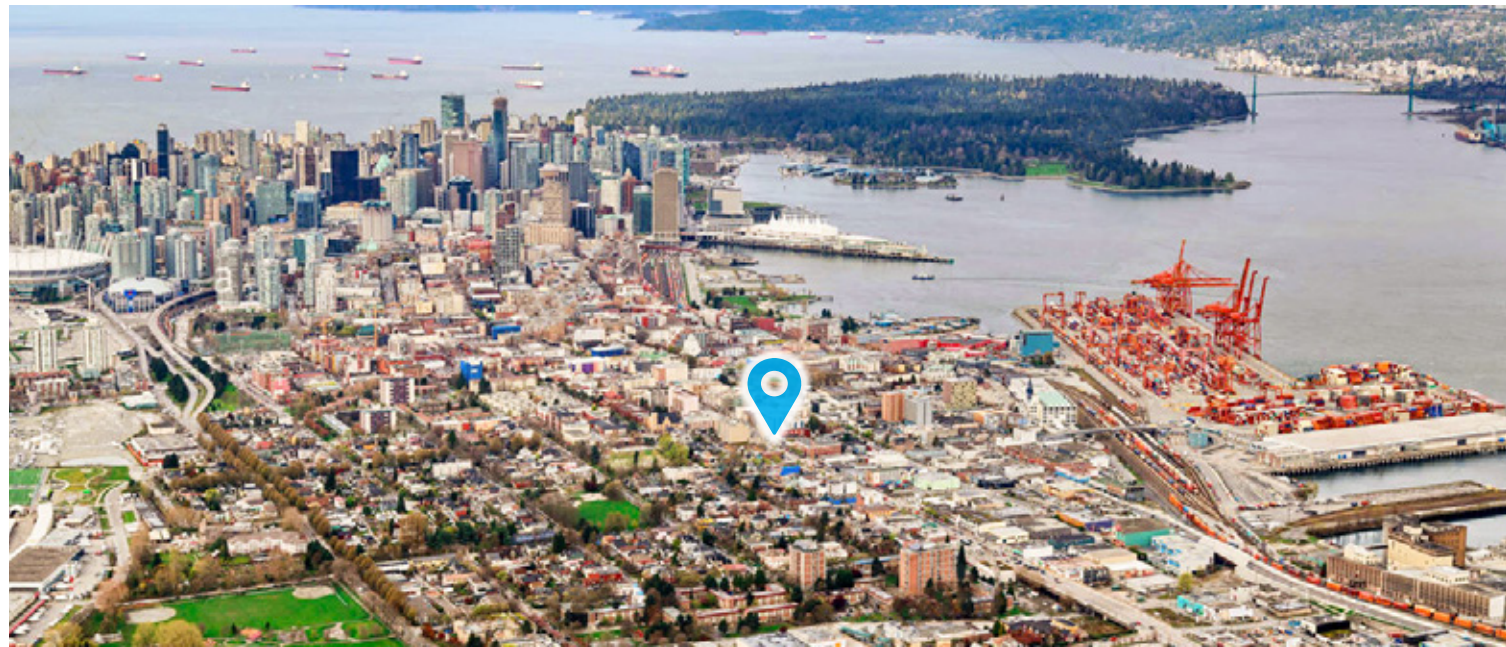
 **corbel**
COMMERCIAL REAL ESTATE SERVICES

INFO@CORBELCOMMERCIAL.COM | WWW.CORBELCOMMERCIAL.COM | 632 CITADEL PARADE, VANCOUVER BC, V6B 1X3

E. & O. E.: All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. All measurements quoted herein are approximate.

879

E HASTINGS STREET



SALIENT FACTS

SIZE:¹	1,784 SF (Approx.)
ZONING:	M-1 Light Industrial
BASIC RENT:²	\$24.00 PSFPA
ADDITIONAL RENT:	\$10.66 (2023 est.)
GROSS RENT:	\$5,152.79/month + GST
PARKING:	Secured underground parking available at fair market rates
AVAILABILITY:	August 1, 2023

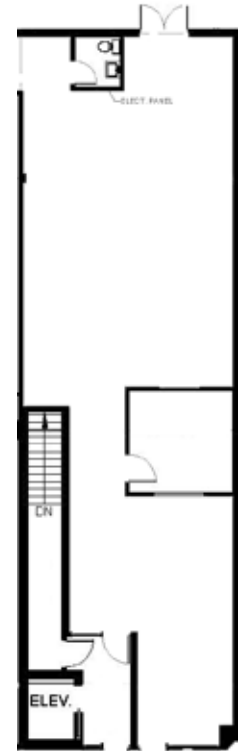
LOCATION

The subject property is located on the north side of East Hastings Street in the heart of trendy Strathcona, just minutes from downtown Vancouver and adjacent to Railtown, Chinatown and Gastown. The area has recently seen rapid growth in commercial and residential development and features an excellent mix of amenities nearby. The property features notable neighbours including Strathcona Beer Company, Les Amis Du Fromage, The Garden Strathcona Café, CF Interiors, Flourist, Flax Home, and Prototype Coffee. Just one block to the east, the Strathcona Village development by Wall Financial has added 350 new homes and over 60,000 SF of commercial space to the immediate area. This location is strategically poised for exceptional continued growth and massive transition with a huge influx of new businesses and residents occurring now.

FEATURES

- Newly renovated building located in trendy Strathcona
- Good ceiling heights with polished concrete flooring
- Large retail windows with excellent signage potential
- Dedicated in suite washroom
- Secured underground parking available, plus ample street parking
- Strategically located with excellent transit accessibility
- Ongoing neighbourhood growth from multiple developments in the immediate area

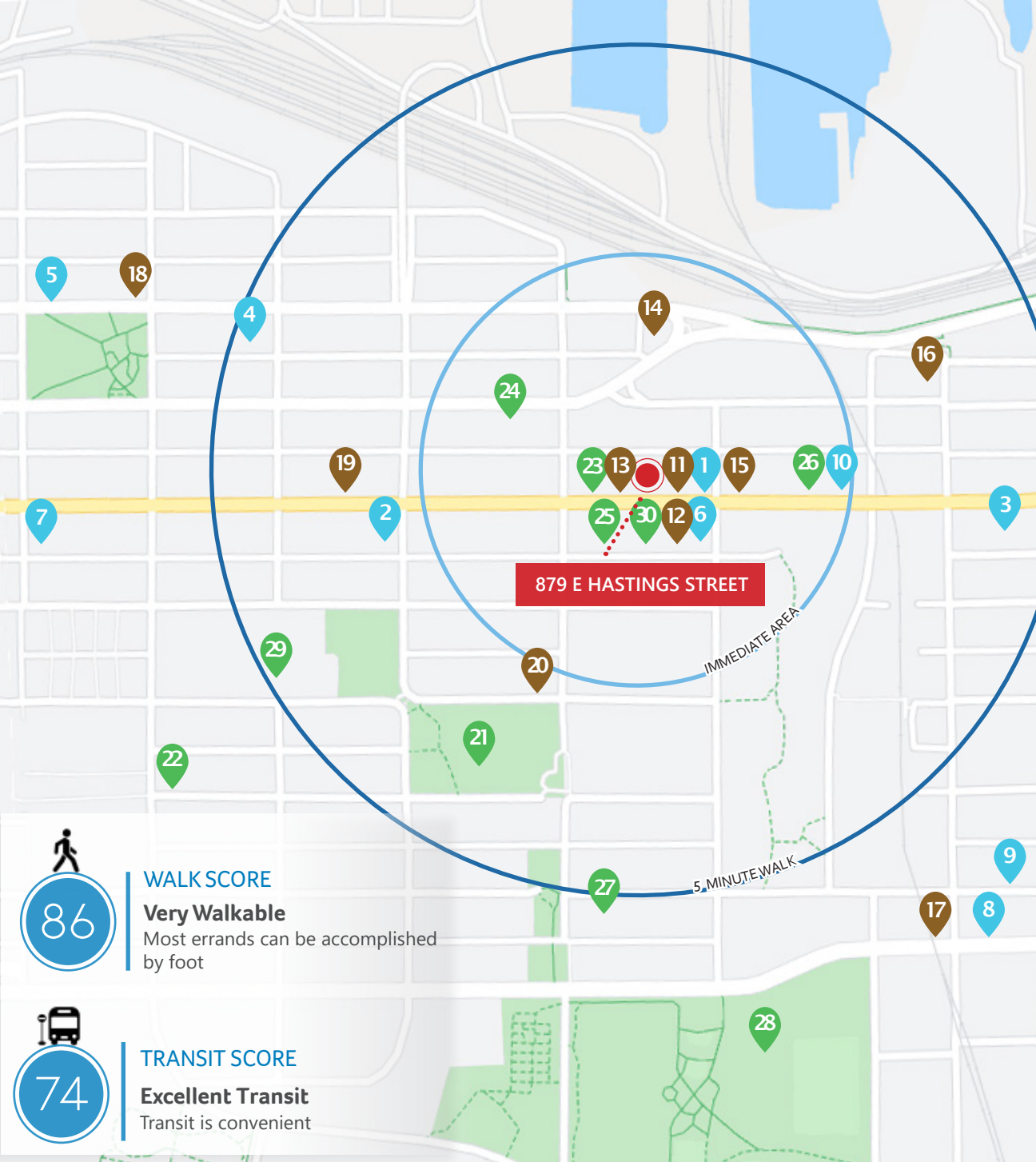
FLOOR PLAN*



*Floor plan may not be 100% accurate and is subject to verification.

¹All sizes are approximate and subject to verification.

²Gross rent currently equates to this amount plus GST. Lease to be fully triple net.



DINING + COCKTAILS

1. Strathcona Beer Company
2. The Heatley
3. Pink Pearl Chinese Seafood Restaurant
4. Dosanko
5. The Mackenzie Room
6. S2 Cafe House
7. Hanoi Pho
8. Luppolo Brewing Co.
9. Savoury Chef Foods
10. VV Tapas Lounge

COFFEE + CASUAL FARE

11. Prototype Coffee
12. The Garden Strathcona
13. Hype Chocolate Co
14. Starbucks
15. Liquids + Solids
16. Casa Del Caffe
17. La Casa Gelato
18. The Uncommon Cafe
19. Coastal Eden Cafe
20. Wilder Snail

AMENITIES + SHOPPING

21. MacLean Park
22. Finch's Market
23. Florist
24. MakerLabs
25. CF | INTERIORS
26. Moonlight Natural Pet Store
27. Union Market
28. Strathcona Park
29. Strathcona Community Centre
30. Flax Home



WALK SCORE

Very Walkable

Most errands can be accomplished by foot



TRANSIT SCORE

Excellent Transit

Transit is convenient

ROBERT THAM

604.609.0882 Ext. 223

robert@corbelcommercial.com

MARC SAUL*

604.609.0882 Ext. 222

marc@corbelcommercial.com

*Personal Real Estate Corporation.

INFO@CORBELCOMMERCIAL.COM | WWW.CORBELCOMMERCIAL.COM | 632 CITADEL PARADE, VANCOUVER BC, V6B 1X3

E. & O. E.: All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. All measurements quoted herein are approximate.