

FOR LEASE

# 877 E HASTINGS STREET

Prime Strathcona Showroom/Light Industrial Opportunities



# Rooted in East Vancouver's Creative Culture. Connected to the City's Business Core.



## THE LOCATION

The property is located on the north side of East Hastings Street in the heart of vibrant Strathcona. A neighbourhood celebrated for its creative spirit and community charm. Just minutes from Downtown and next to Railtown, Chinatown, and Gastown, this area blends heritage character with fresh growth.

Steps away, you'll find local favourites like Strathcona Beer Company, Les Amis Du Fromage, The Garden Strathcona Café, Hype Chocolate Co., Wilet, and Prototype Coffee. One block east, Strathcona Village by Wall Financial has brought 350 new homes and over 60,000 SF of commercial space, adding even more energy to the neighbourhood.

With a growing mix of residents, businesses, and amenities, this location is at the centre of an exciting transformation. A place where community and opportunity come together.



# THE FEATURES



Newly renovated building located in trendy Strathcona



Expansive ceiling heights



Large windows with excellent signage potential



Ground-level loading area at rear



Dedicated in-suite washroom



Secured underground parking available, plus ample street parking



Strategically located with excellent transit accessibility and ongoing neighbourhood growth from multiple developments in the immediate area

# SALIENT FACTS

<b>BASIC RENT:</b>	\$24.00 PSFPA
<b>ADDITIONAL RENT:</b>	\$12.87 (2025 est.)
<b>ZONING:</b>	M-1 (Industrial)
<b>AVAILABILITY:</b>	Immediately

Signage Potential



Expansive Ceilings



Unit 873

Abundant Natural Light

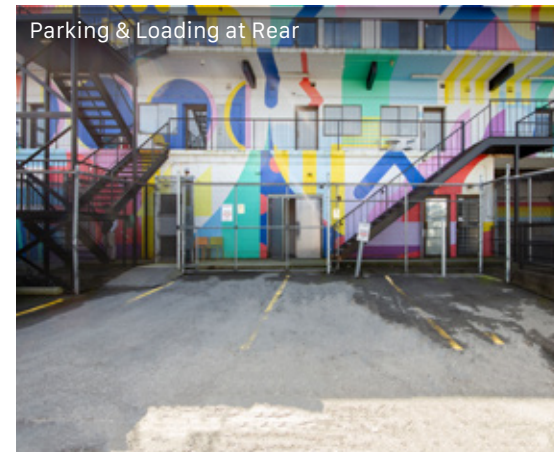


Unit 878



Unit 879

Parking & Loading at Rear



FLOOR PLAN & AVAILABILITIES



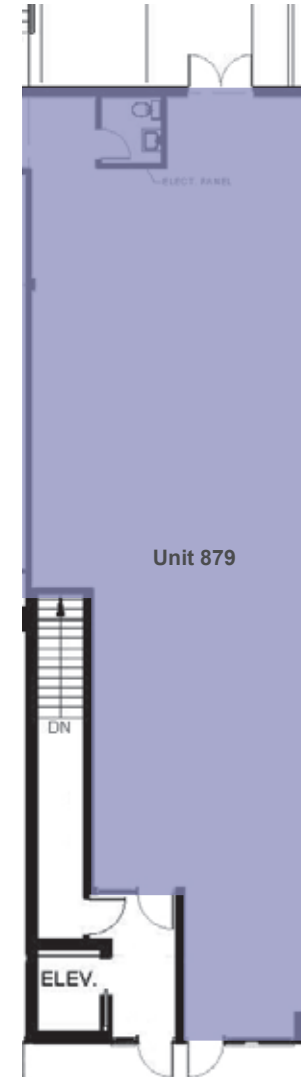
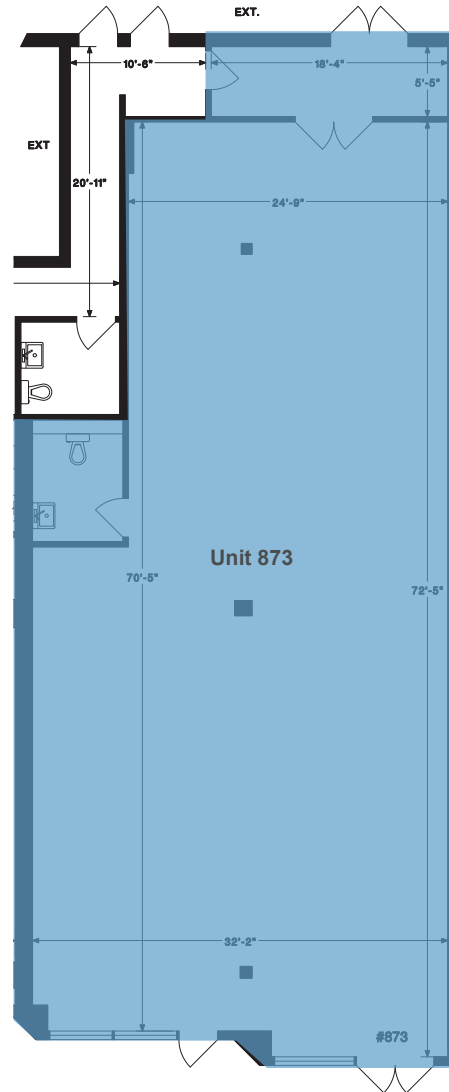
Unit 873



Unit 873



Unit 879

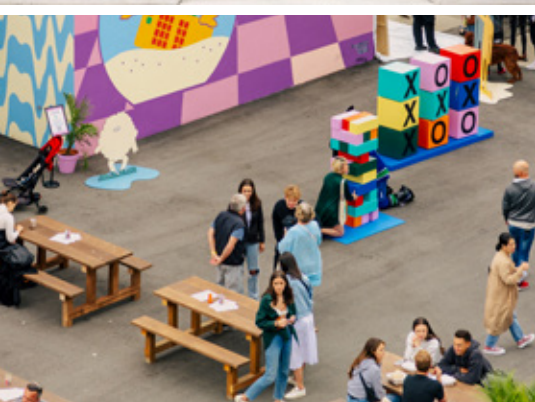


UNIT:	SIZE: <sup>1</sup>
873	2,337 SF
879	1,784 SF

<sup>1</sup>All sizes are approximate and subject to verification.

<sup>2</sup>Option to combine units.

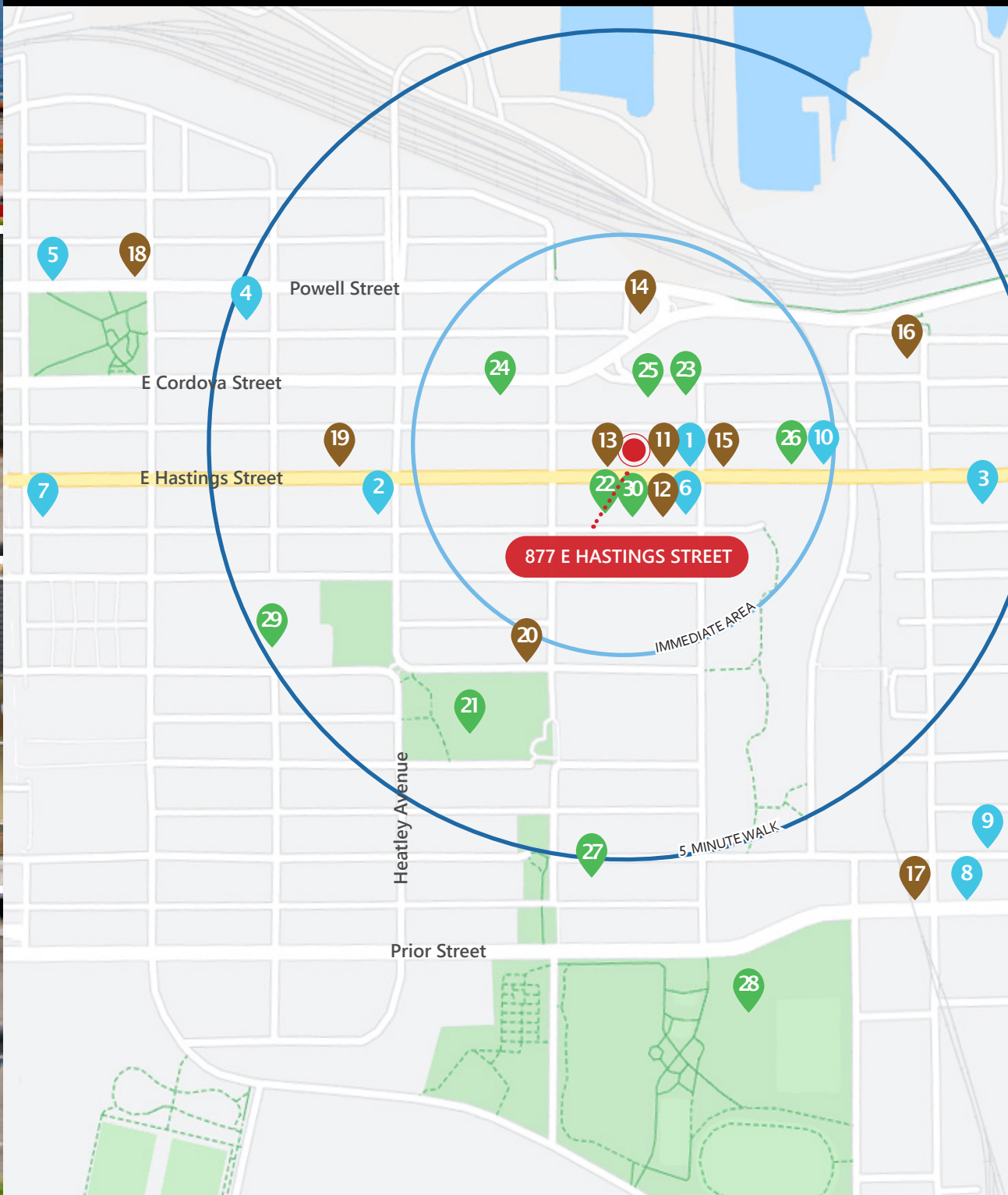
<sup>3</sup>Floor plans may not be 100% accurate and are subject to verification.



**86 Walker's Paradise**  
Daily errands do not require a car

**74 Rider's Paradise**  
World-class public transportation

Source: walkscore.com



**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. Article
23. Lordco Auto Parts
24. MakerLabst
25. Clubcard Printing
26. Moonlight Natural Pet Store
27. Union Market
28. Strathcona Park
29. Strathcona Community Centre
30. Willet

## Contact Us

**ROBERT THAM**  
604.609.0882 Ext. 223  
robert@corbelcommercial.com

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

**DENVER MENDOZA**  
604.609.0882 Ext. 221  
denver@corbelcommercial.com

**NATHAN ARMOUR** PREC  
604.609.0882 Ext. 226  
nathan@corbelcommercial.com