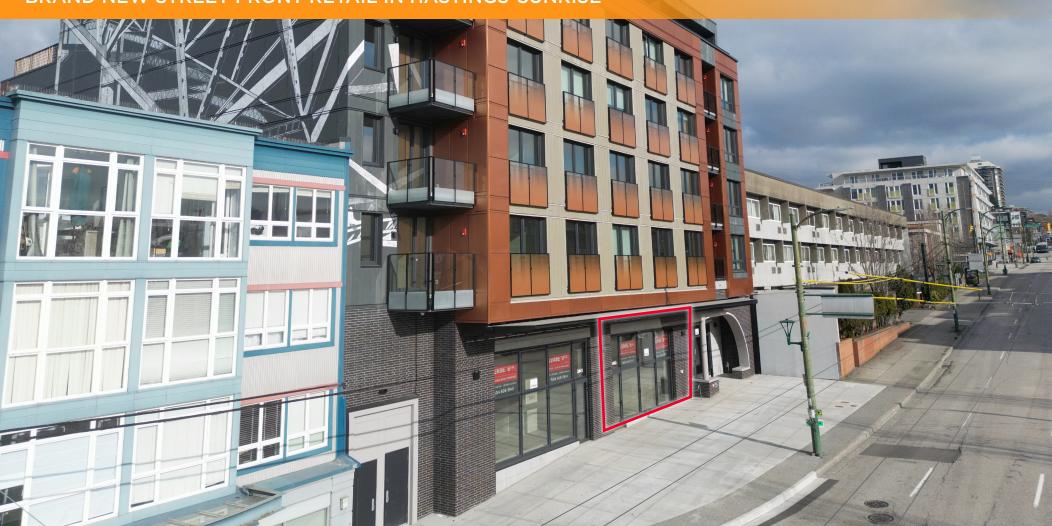
FOR LEASE 3443 E HASTINGS STREET VANCOUVER, BC







JEFFREY SCHATZ

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OPPORTUNITY

Two best in class high exposure retail units in the Narrows, a new development by Steiner Properties. The Narrows is a mixed-use building with 48 rental homes. The retail units offer 14' ceiling heights and extensive glazing, providing abundant natural light. By following Passive House standards, the building will stay cooler in the summer and warmer in the winter, saving energy and protecting our environment.

LOCATION

Centrally located in the Hastings-Sunrise neighborhood, The Narrows sits at the crossroads of East Hastings Street and Highway 1, less than a 15-minute drive from both downtown Vancouver and the North Shore. This growing neighborhood provides a community feeling with a vibrant mix of shops and restaurants. Recreation and outdoor activities are just a short walk away at Hastings Park, Leeside Skate Park, and PNE Playland.









2,925 NUMBER OF BUSINESSES within 3 km

121 000 000

100,763 2022 POPULATION ESTIMATE

within 3 km



39.9
MEDIAN AGE
within 3 km



\$119,321
AVERAGE
HOUSEHOLD INCOME

within 3 km



AVAILABLE AREA

3443 E Hastings - 801 SF - Available 3441 E Hastings - 982 SF - Leased

LEASE RATES

Contact listing agent

PARKING

Underground and street parking available

AVAILABILITY

Available immediately

ZONING

Comprehensive Development zoning allowing a wide range of retail and office uses

HIGHLIGHTS

- Flexible layout options provide the ability to lease single or both units
- Tremendous exposure to over 45,000 vehicles per day
- Retail unit design maximizes frontage and glazing to Hastings Street
- Prime location within a fast growing neighbourhood
- Patio potential large area in front of the units could be used for a patio, merchandising, or other creative uses

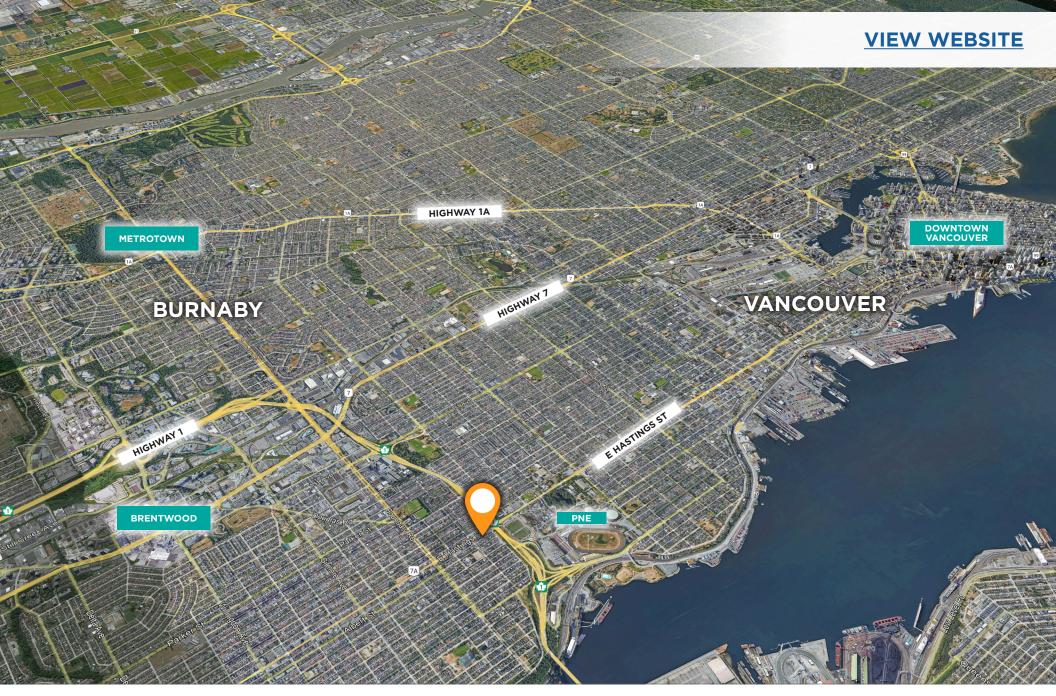


90 WALK SCORE VERY WALKABLE



TRANSIT SCOREGOOD TRANSIT





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