

FOR LEASE

ONLY ONE UNIT
REMAINING

1,595 SF AVAILABLE

DEVELOPED BY

PCI
DEVELOPMENTS

PROMINENT RETAIL OPPORTUNITIES IN HASTINGS-SUNRISE

E. HASTINGS (BETWEEN KOOTENAY & BOUNDARY), VANCOUVER, B.C.



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Marcus & Millichap

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ASTER | YARROW | VANCOUVER, B.C.


HIGHLIGHTS

 Highly accessible via direct transit routes to Downtown Vancouver, SFU and North Vancouver


 Prominent exposure along one of Vancouver's key transit corridors

 Peak traffic volume of 4,036 vehicles/hour*


 Directly adjacent to the Kootenay Bus Loop, a major transit exchange serving Vancouver, Burnaby, North Vancouver, and the Tri-Cities


 Rapidly densifying area, including 268+ new residential units being added by PCI's three projects

 Steps away from the PNE/Playland and numerous community amenities

 Significant traffic at all times, daytime and evening, both weekdays and weekends

 Restaurant venting available

 Rentable Area:
Aster: 4,802 SF**
Yarrow: 3,293 SF**

 Average household income (1km radius) \$104,086

*E. Hastings & Boundary, City of Vancouver, 2009)

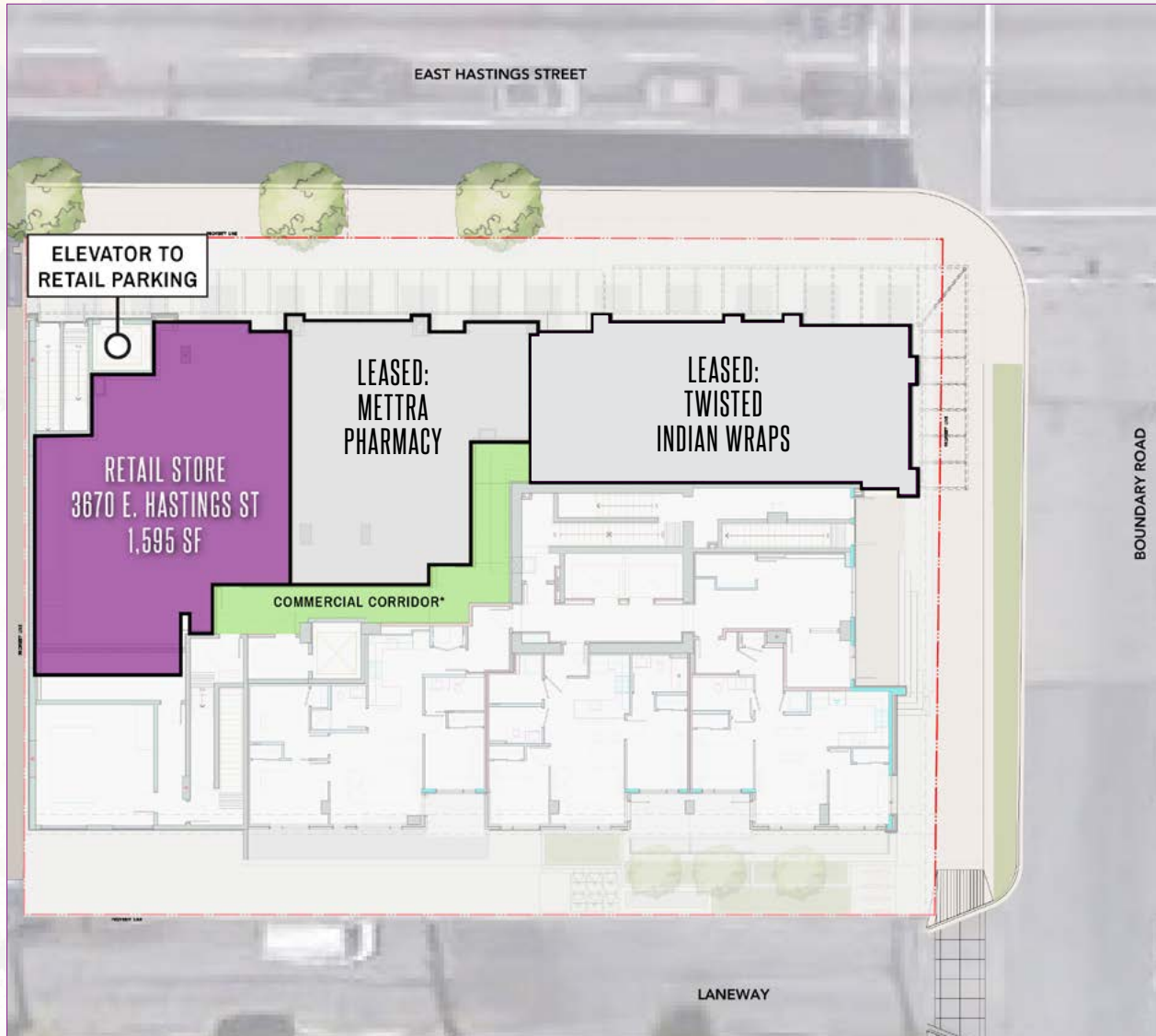
**Demising options available



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Aster
EAST VILLAGE



*Commercial Common Corridor 551 SF

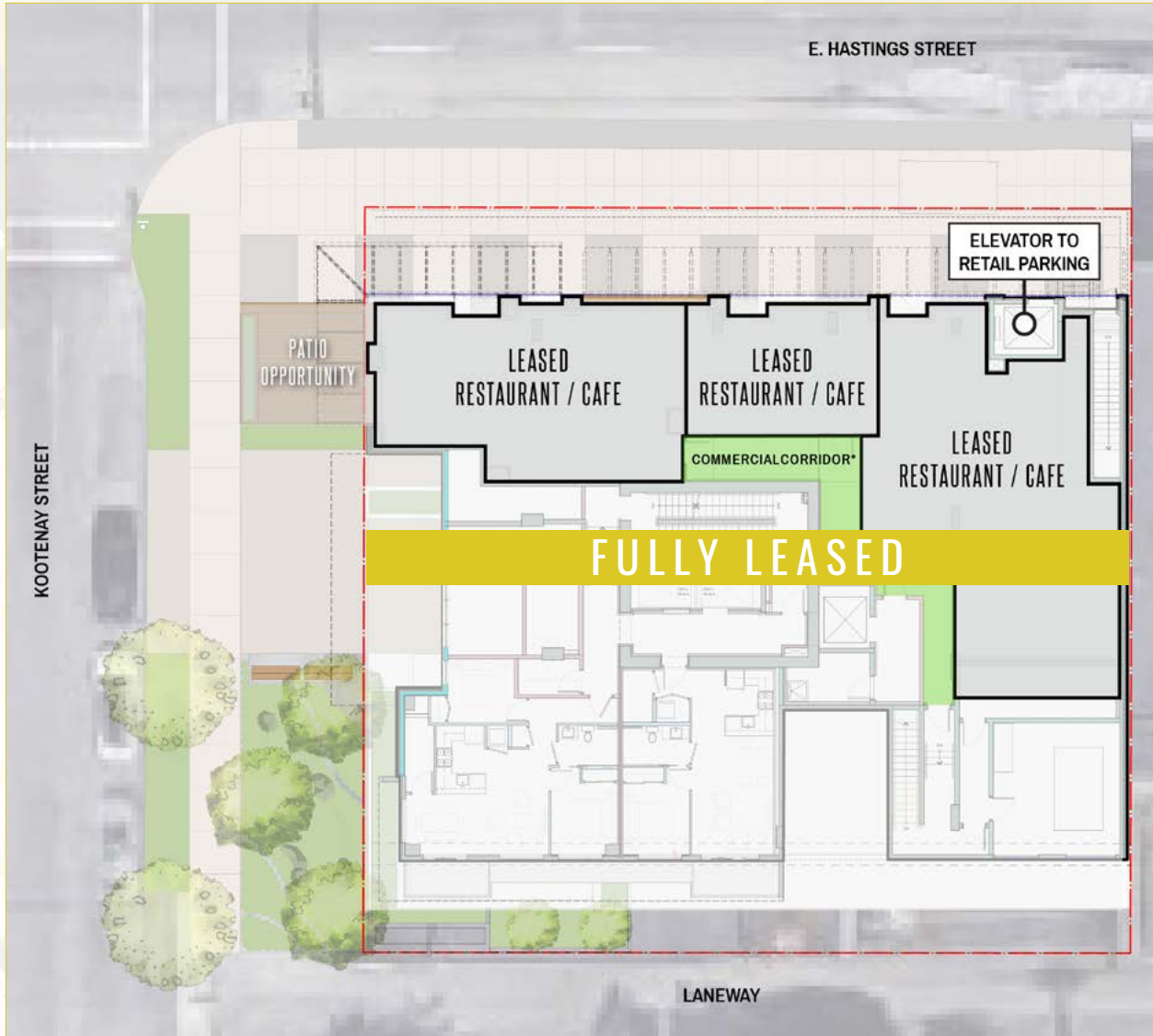
Rentable Area:	4,802 SF (Retail Space)
Parking:	5 commercial stalls / 11 visitor stalls
Loading:	1 Class "A" Retail Loading Bay
Zoning:	CD-1: A wide range of commercial activities and services are permitted
Estimated completion:	Q2 2024
Asking Rates:	Please Contact Listing Agents
Additional Rent:	Estimate: \$20.00 PSF



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Yarrow
EAST VILLAGE



*Commercial Common Corridor 500 SF

Rentable Area:	3,293 SF (Retail Space)
Parking:	7 Visitor Parking Stalls
Loading:	1 Class "B" Retail Loading Bay
Zoning:	CD-1: A wide range of commercial activities and services are permitted
Possession:	Project Complete
Asking Rates:	Please Contact Listing Agents



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LOCATION OVERVIEW

The subject properties are located at the intersection of the thriving commercial nodes of Vancouver's Hastings Sunrise and Burnaby's The Heights - both diverse and vibrant neighbourhoods. The immediate area is anchored by key tenants including grocery stores, drug stores, liquor stores, as well as an eclectic mix of restaurant, retail, and service uses.

The project area is a rapidly-densifying neighbourhood with a large number of mixed-use developments underway, contributing to strong population growth. The area is forecasted to increase in population by 5.4% between 2020-2025, leading to a heightened demand for retailers and services.

Retail tenants at Aster and Yarrow will also benefit from its proximity to Hastings Park - the site of the annual Pacific National Exhibition, Pacific Coliseum for numerous concerts and sporting events, Playland, and the Hastings Racecourse - all attracting locals and tourists alike.



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