

FOR LEASE

# 154 W HASTINGS STREET

PRIME CROSSTOWN/GASTOWN ASSEMBLY APPROVED RETAIL OPPORTUNITY



ROBERT THAM  
604.609.0882 Ext. 223  
robert@corbelcommercial.com

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

## LOCATION

Vancouver's trendy Crosstown/Gastown district is characterized by character brick and timber heritage buildings, historical charm, mixed with innovative high dense developments including the iconic Woodward's Development and the Stadium District, home to Rogers Arena and Aquilini Centre. The high-traffic neighbourhood is the location of many of the city's hottest restaurants and shops, and has become home to numerous design studios, high-end furniture retailers, and art galleries. Popular venues in the immediate blocks include the SFU Goldcorp Centre of the Arts, Prado Coffee, Nemesis Coffee Gastown, Nuba, the original Meat and Bread, La Taqueria Pinche Taco Shop, Purebreads, and the Pint Public House among others. The location is served by several transit routes and is in close proximity to the SeaBus terminal, Waterfront & Stadium - Chinatown SkyTrain Station and the West Coast Express. There is also ample public parking in the immediate area. Located directly across the Woodward's Development, this is a strategic, inexpensive assembly approved retail and fitness opportunity, on a short or long-term basis.

## FEATURES

- High-profile Assembly Approved main-level opportunity located in the heart of trendy Crosstown/Gastown with exceptional traffic and pedestrian exposure
- Restored heritage façade with large retail display windows offering highly visible signage potential, and ample natural light
- Fully improved lower level premise with washrooms, change rooms and shower facilities
- Bright and expansive unit with excellent ceiling heights, hardwood floors and portions of exposed brick
- Fully distributed HVAC
- Across from the landmark Woodward's Development
- Steps away from many popular restaurants, cafés, and shops in the immediate

## SALIENT FACTS

### SIZE (Approx.):<sup>1</sup>

Main Level: 3,000 SF  
Basement: 1,400 SF

Total: 4,400 SF

### BASIC RENT:

Please contact agent

### ADDITIONAL RENT:

\$12.98 (2023 est.)

### ZONING:

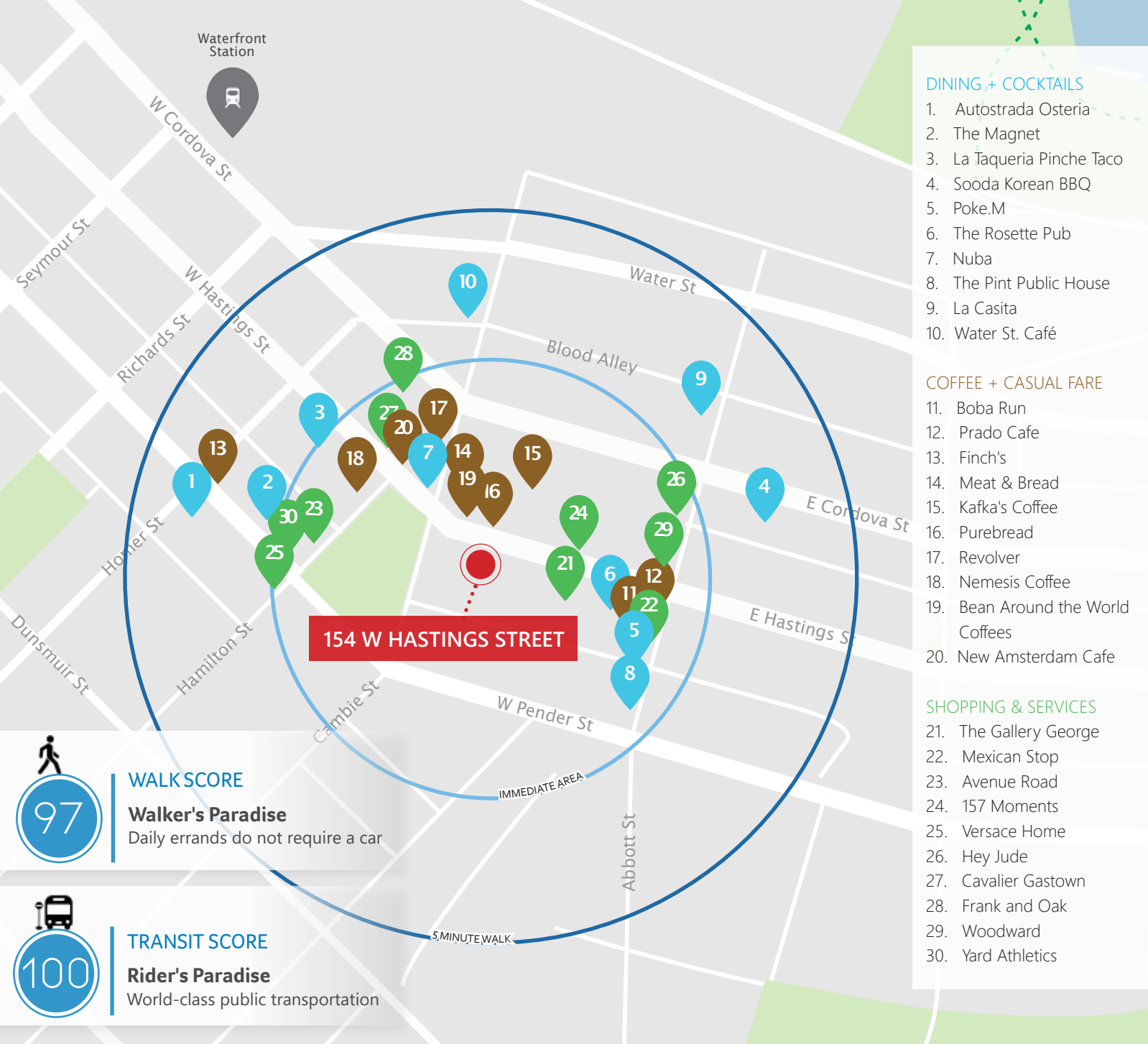
HA-2 (Gastown Historic Area)

### AVAILABILITY:

With notice



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



**DINING + COCKTAILS**

1. Autostrada Osteria
2. The Magnet
3. La Taqueria Pinche Taco
4. Sooda Korean BBQ
5. Poke.M
6. The Rosette Pub
7. Nuba
8. The Pint Public House
9. La Casita
10. Water St. Café

**COFFEE + CASUAL FARE**

11. Boba Run
12. Prado Cafe
13. Finch's
14. Meat & Bread
15. Kafka's Coffee
16. Purebread
17. Revolver
18. Nemesis Coffee
19. Bean Around the World Coffees
20. New Amsterdam Cafe

**SHOPPING & SERVICES**

21. The Gallery George
22. Mexican Stop
23. Avenue Road
24. 157 Moments
25. Versace Home
26. Hey Jude
27. Cavalier Gastown
28. Frank and Oak
29. Woodward
30. Yard Athletics



**WALK SCORE**

97

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



**TRANSIT SCORE**

100

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

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