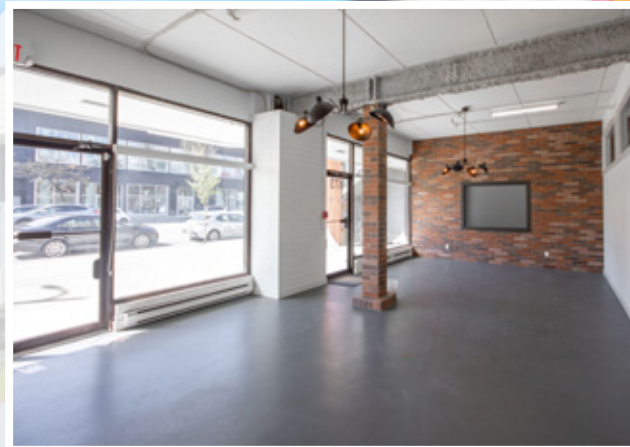


FOR LEASE

# 877 E HASTINGS STREET

PRIME STRATHCONA RETAIL/SHOWROOM OPPORTUNITIES



# THE 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, Hype Chocolate Co., Wilet, 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.

# THE FEATURES



Newly renovated building located in trendy Strathcona



Expansive ceiling heights



Large retail windows with excellent signage potential



Ground-level loading area at rear



Dedicated in-suite washrooms and private kitchenette available



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

Signage Potential



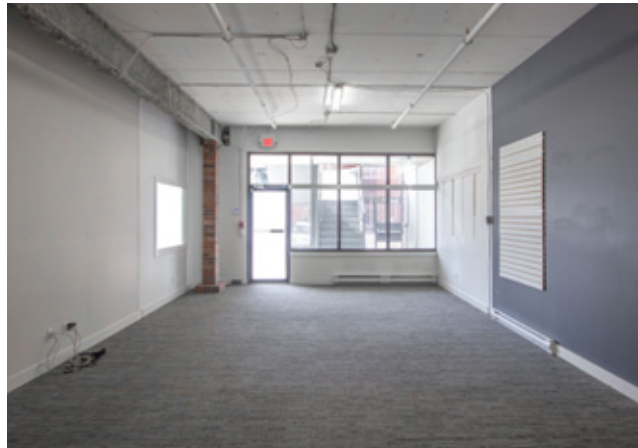
Abundant Natural Light



Private Kitchenette



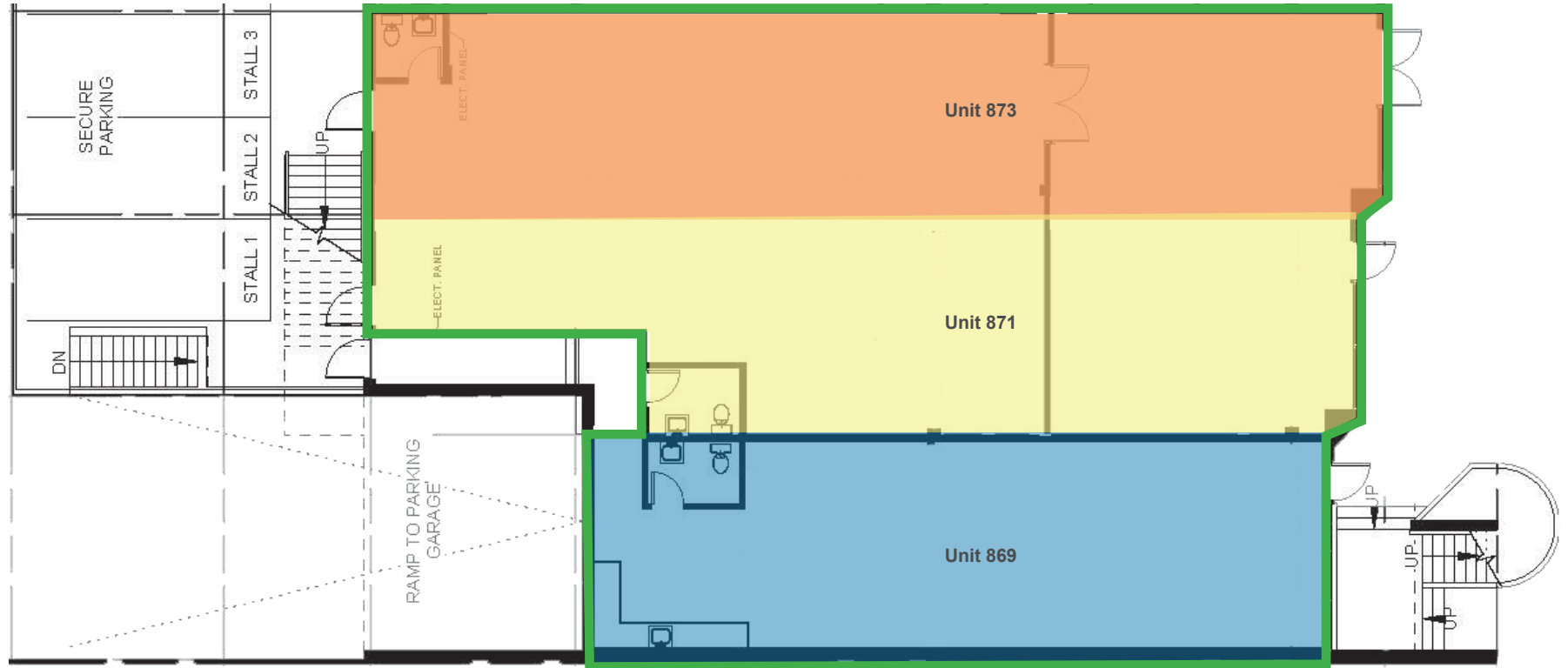
Expansive Ceilings



Parking & Loading at Rear



# FLOOR PLANS & SALIENT FACTS



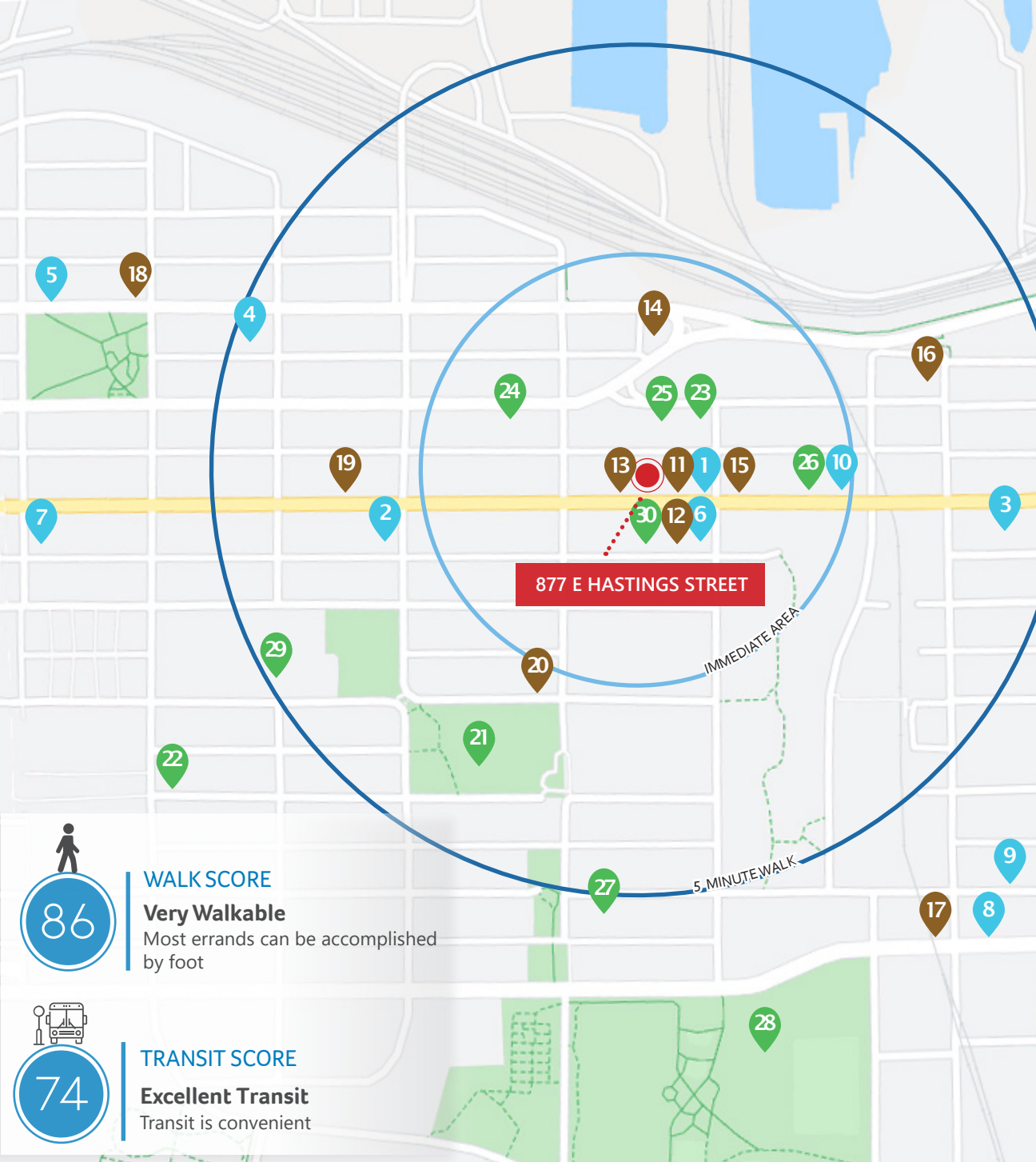
UNIT:	SIZE: <sup>1</sup>	BASIC RENT:	ADDITIONAL RENT:	GROSS RENT: <sup>2</sup>	AVAILABILITY
869	1,169 SF	\$24.00 PSFPA	\$12.29 (2024 est.)	\$3,535.25/month + GST	Immediately
871	1,285 SF	\$24.00 PSFPA	\$12.29 (2024 est.)	\$3,886.05/month + GST	Immediately
873	1,414 SF	\$24.00 PSFPA	\$12.29 (2024 est.)	\$4,276.17/month + GST	Immediately
869 + 871 + 873 <sup>3</sup>	3,868 SF	\$24.00 PSFPA	\$12.29 (2024 est.)	\$11,697.48/month + GST	Immediately

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

<sup>2</sup>Gross rents currently equates to these amounts plus GST. Leases to be fully triple net.

<sup>3</sup>Option to combine units.

\*Floor plans may not be 100% accurate and are subject to verification.



**DINING + COCKTAILS**

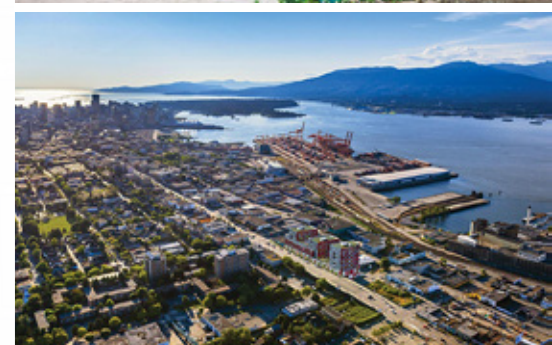
1. Strathcona Beer Company
2. The Heatley
3. Pink Pearl Chinese Seafood Restaurant
4. Dosanko
5. The Mackenzie Room
6. S2 Cafe House
7. Hanoi Pho
8. Luppolo Brewing Co.
9. Savoury Chef Foods
10. VV Tapas Lounge

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



**WALK SCORE**

**Very Walkable**

Most errands can be accomplished by foot



**TRANSIT SCORE**

**Excellent Transit**

Transit is convenient

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