877
E HASTINGS STREET

For Lease | Prime Strathcona Showroom/Light Industrial Opportunities

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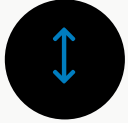
With a growing mix of residents, businesses, and amenities, this location is at the centre of an exciting transformation. A place where community and opportunity come together.

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

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

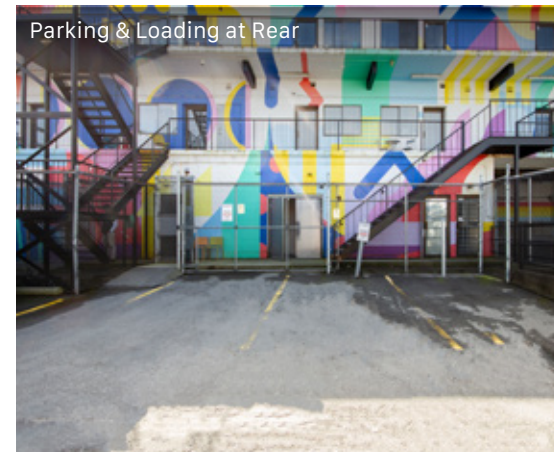Signage Potential

Expansive Ceilings
Unit 873

Abundant Natural Light
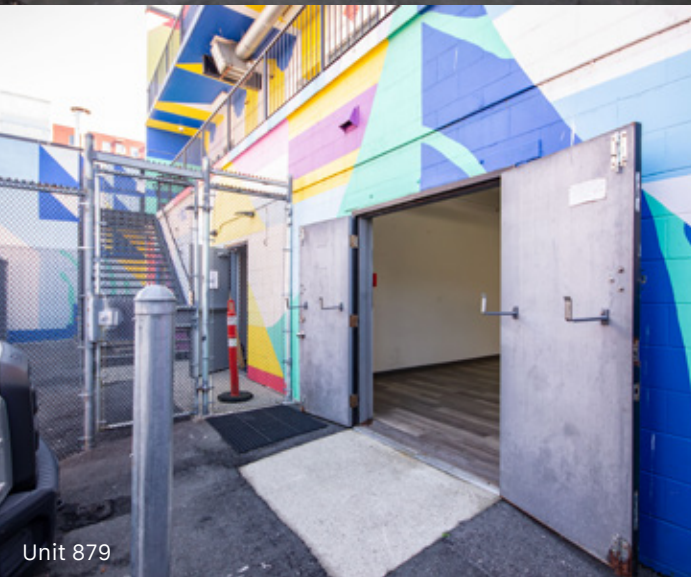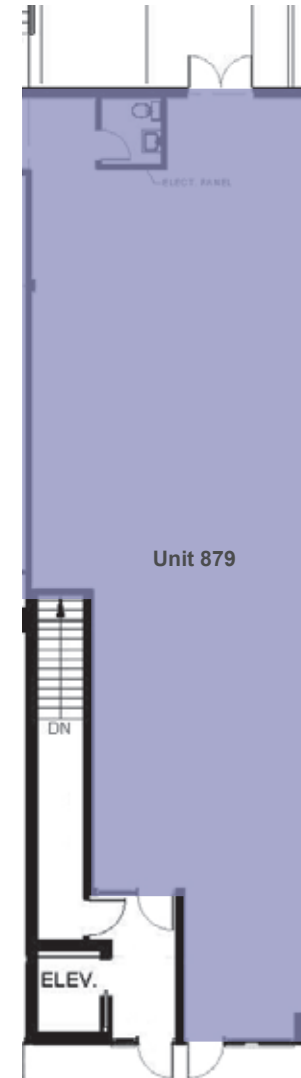Unit 873

Unit 879

Parking & Loading at Rear

Unit 873

Unit 873

Unit 879
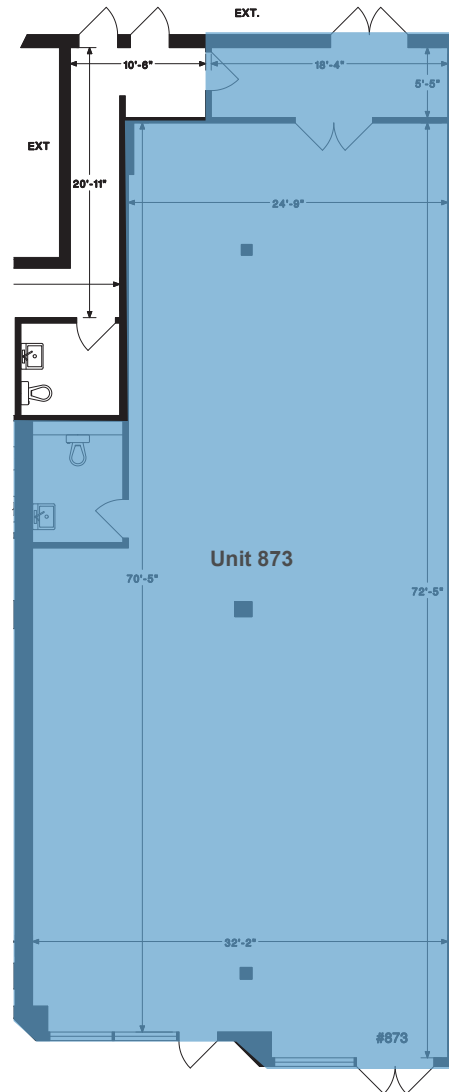
UNIT:	SIZE:[1]
873	2,699 SF
879	1,784 SF

Unit 873

Unit 879

EXT.

EXT

10'-6"

18'-4"

5'-5"

20'-11"

24'-9"

70'-5"

72'-5"

32'-2"

#873

ELECT. PANEL

DN

ELEV.

[1]All sizes are approximate and subject to verification.
[2]Option to combine units.
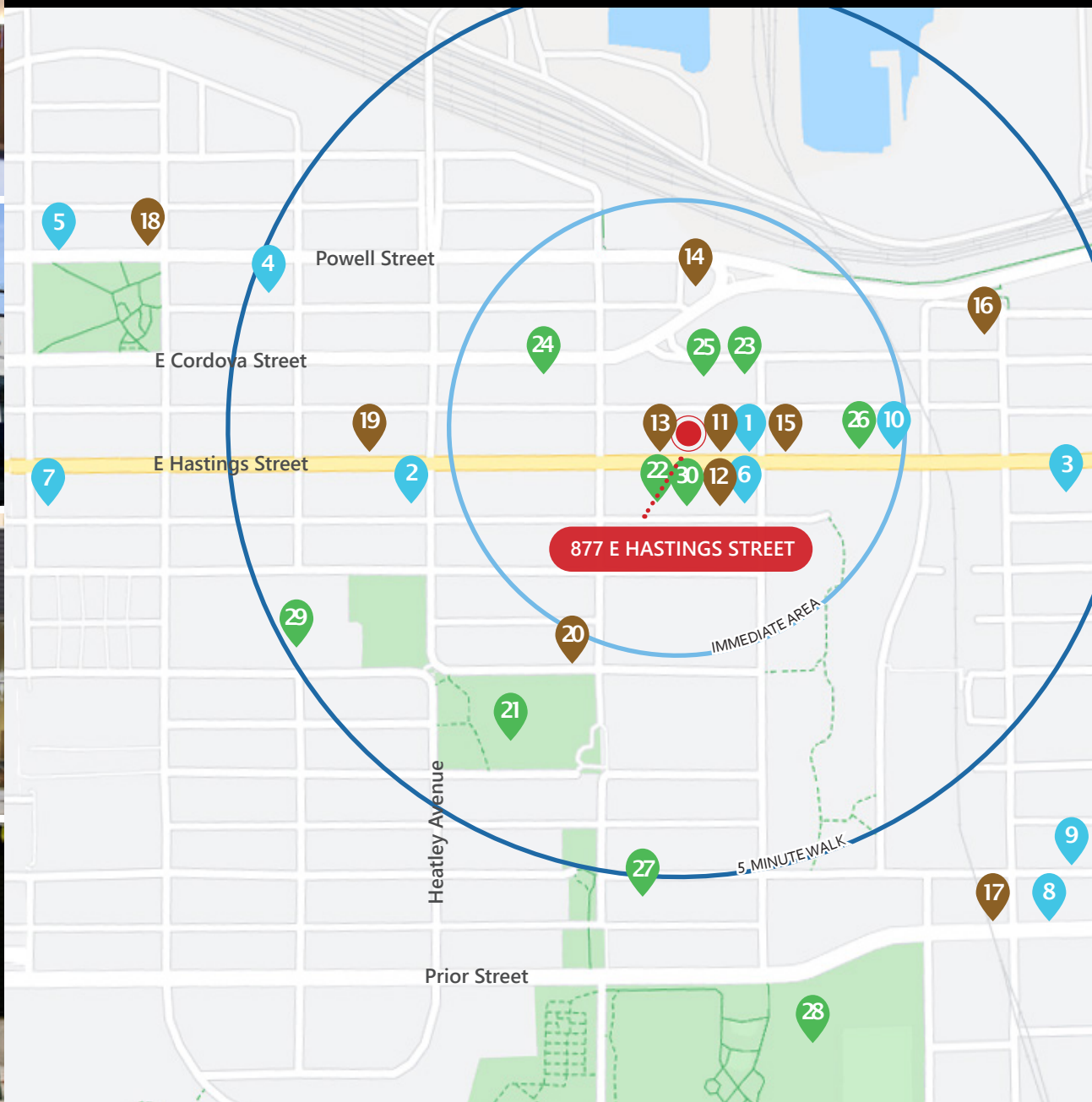*Floor plans may not be 100% accurate and are subject to verification.

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. 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. Wilet

Map labels

Powell Street
E Cordova Street
E Hastings Street
Heatley Avenue
Prior Street

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IMMEDIATE AREA
5 MINUTE WALK