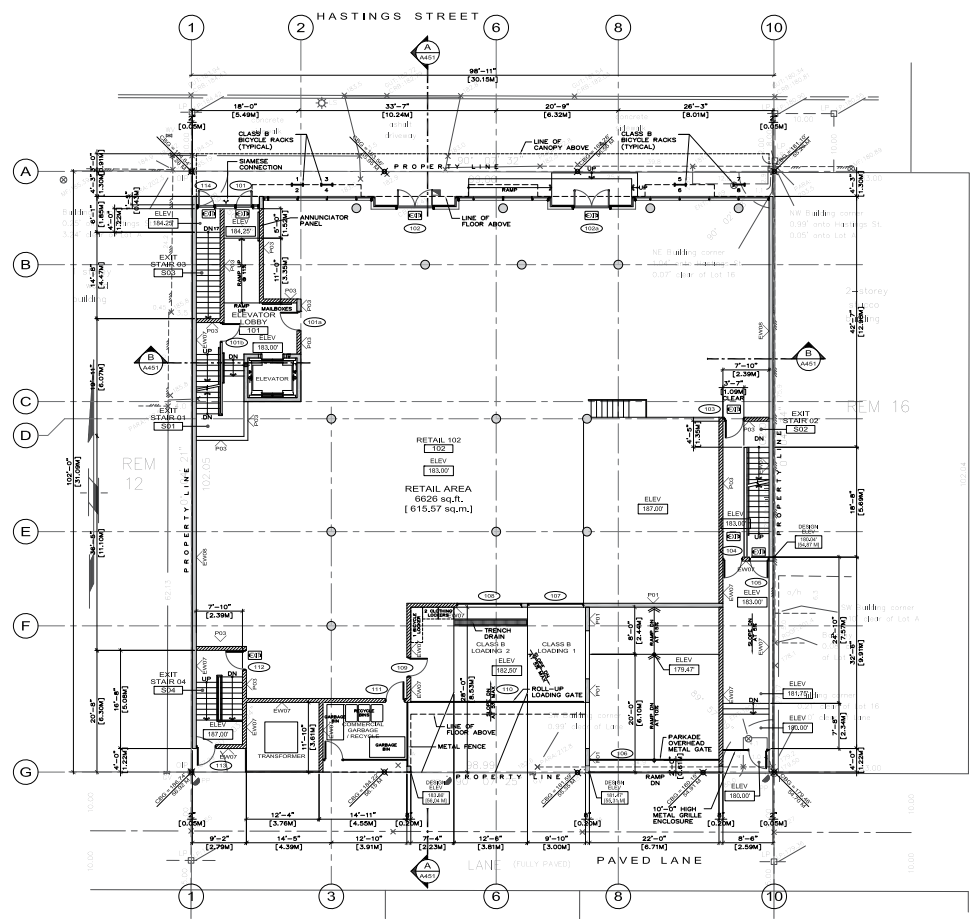
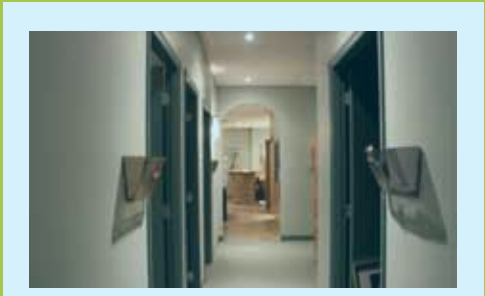


**NOW  
PRELEASING**

completion 2013

2784 HASTINGS STREET | VANCOUVER | BC



Exclusively Represented by:

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# Now Preleasing

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## Opportunity

The subject premises offers retail opportunity at a prime location with strong curb appeal. The units offer excellent frontage and exposure to vehicles and pedestrians that travel along Hastings Street on a daily basis.

## Location

The subject property is located on the south side of the 2700 block of East Hastings Street, in the central Hastings Sunrise District of the City of Vancouver. The location offers tenants ready access to public transportation and convenience to the many Hastings East businesses, offices and services, and easy access to Downtown Vancouver, Vancouver's East Side, and to Burnaby.

## Tenants in the Area

This area has an excellent recreational and commercial base of specialty stores such as a brand new Shoppers Drugs Mart, BC Liquor Store, Starbucks, McDonalds, Vancouver Public Library, London Drugs, along East Hastings Street.

## Building

This four storey mixed use building that consist of 34 residential units and 6,626 square feet of retail on the ground level. There is also secured underground parking.

## Zoning

The subject property is zoned C-2C1, Commercial District. The intent of the C-2C1 district schedule is to provide a range of goods and services, to serve local neighbourhoods, and to provide for dwelling uses designed compatibly for commercial uses.

## Lease Rate

\$30.00-\$35.00 per square foot, per annum.

## Additional Rent

\$10.00 per square foot, per annum.

## Demographics

There are approximately 253,465 people living within 5km of the property with an average household income of \$54,958.



## Exclusive listing agents

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