

2648 E HASTINGS STREET
Vancouver, BC



FOR LEASE
Retail Unit

IPG ICONIC
PROPERTIES
GROUP
RE/MAX COMMERCIAL ADVANTAGE



Front View

OPPORTUNITY

Iconic Properties Group is pleased to present an opportunity to acquire this retail unit in the heart of the Hastings Sunrise Neighborhood in Vancouver.

The total space is approx. 1,127 sqft including 1 bathroom and 1 designated parking stall. Ample parking is available along Hastings Street. Zoned C-2C this allows for various kinds of retail and service uses including grocery stores, retail stores, barber shops, beauty and wellness centres, etc.

Please contact the Agents for the Zoning Bylaw Documents.

PROPERTY DETAILS

CIVIC ADDRESS	2648 E Hastings Street, Vancouver, BC
NEIGHBOURHOOD	Hastings - Sunrise
UNIT SIZE	1,127 sqft
ZONING	C-2C

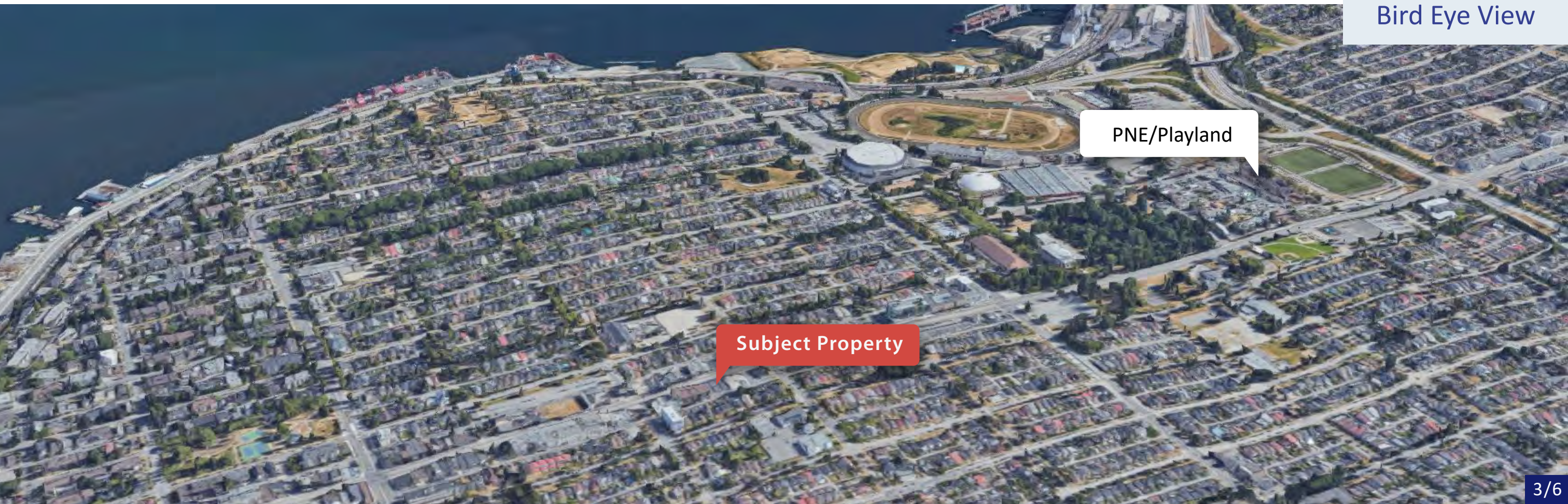
PROPERTY TAX (2022)	\$8,553.42
STRATA FEE	\$275 (to be confirmed)
BASE RENT	\$32 per sqft per annum
ADDITIONAL RENT	\$11 per sqft per annum

LOCATION

Located in the heart of the East Vancouver area on Hastings Street, this busy community is thriving and bustling with new development. Located between Nanaimo and Renfrew Street customers pour in from the Hasting-Sunrise community.

Rich with history culture and diversity the area has seen rapid population growth in recent years. This property is surrounded by residential neighbourhoods, parks, schools and the PNE/Playland. The immediate area homes a copious amount of day-to-day services.

With easy transit access and a short trip to areas such as Downtown, Commercial Drive and Highway 1, this is the perfect location for any business seeking to be in the heart of it all.



Bird Eye View

PNE/Playland

Subject Property



Store Front



Store Front

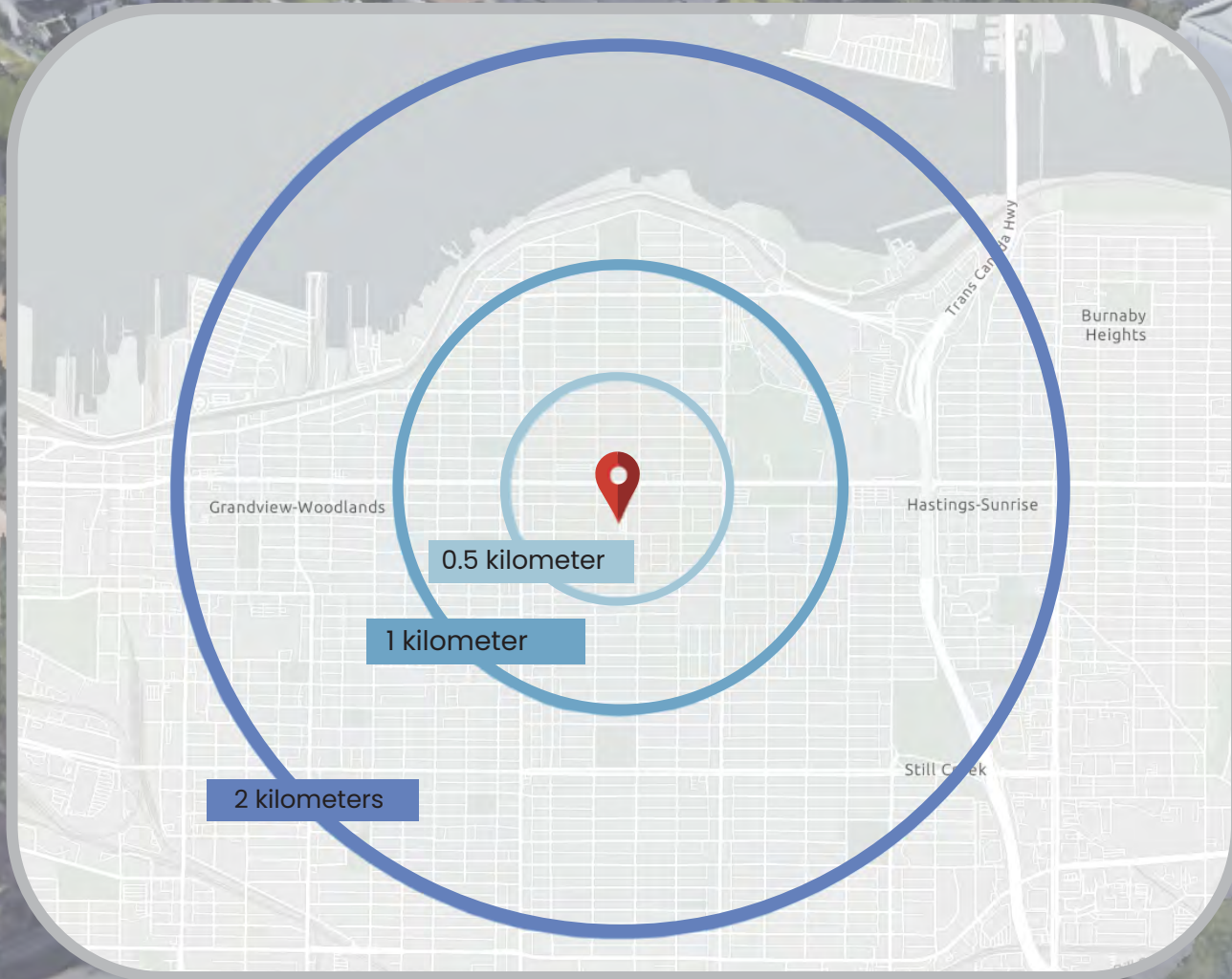


Storage



Rear and Parking

DEMOGRAPHICS



17
Restaurants



2
Grocery



8
Cafe



9
Schools



9
Personal Services



4
Childcare

Walk Score
91

Transit Score
64

Bike Score
86



128,193
VEHICLES PER DAY

Along the East end of the Second Narrows Bridge, Vancouver

	0.5 km	1 km	2 km
Population (2021)	4,957	18,954	52,998
Population (2026)	5,728	19,910	54,758
Projected Annual Growth (2021 - 2026)	2.93%	0.99%	0.66%
Median Age	40.4	40.0	39.8
Average Household Income (2021)	\$108,904	\$99,666	\$102,531
Average Persons Per Household	2.7	2.4	2.4

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NOTHING BUT ICONIC

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