

**85% PRE-LEASED
1 UNIT REMAINING**

THE HYLAND

Retail Pre-Lease Opportunities at New High Exposure Mixed-Use Project at Kingsway and Prince Albert St.

810 Kingsway, Vancouver BC

LEASING BROCHURE



PROJECT SUMMARY

The Hyland is strategically located at the intersection of Kingsway and Prince Albert Street in a rapidly growing urban neighbourhood in East Vancouver. The project will offer retailers high exposure to pedestrian and vehicle traffic with attractive amenities and ample transit options within walking distance.

- Last remaining unit is 1813 SF (corner unit)
- CRU 1 has kitchen exhaust venting for restaurant/ eatery uses
- Designated commercial underground parking with dedicated elevator
- Built-in customer base with 108 market residential units above the retail component
- Central location within close proximity to engaging amenities
- Completed September 2024



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DETAILS

✦ <u>CRU 1</u> : 1,813 SF (corner unit)	✦ <u>Available</u> : Immediately
✦ <u>Base Rent</u> : Contact Listing Agent	✦ <u>Ceiling Heights</u> : Starting at 13 feet
✦ <u>Additional Rent</u> : \$18.00 PSF (est.)	✦ <u>Kitchen Class 1 Venting Available</u> : CRU 1
✦ <u>Commercial Parking</u> : 18 underground paid stalls	✦ <u>Patio Potential</u> : Permitted by Landlord subject to the tenant obtaining necessary municipal approvals

AREA TENANTS

SAVIO VOLPE

BELLS AND WHISTLES

Faux BOURGEOIS

THE PERI PERI SHACK
FLAME GRILLED CHICKEN

Sal y Limón
Mexican Cuisine

Myodetox

DEMOGRAPHICS

	3 MIN	5 MIN	10MIN
2022 Population	37,335	108,303	474,506
2027 Populations Projections	40,032	118,090	516,824
2022 Average HH Income	\$113,952	\$120,558	\$120,492
2027 Average HH Income Projections	\$135,939	\$143,000	\$142,793

CONTACT

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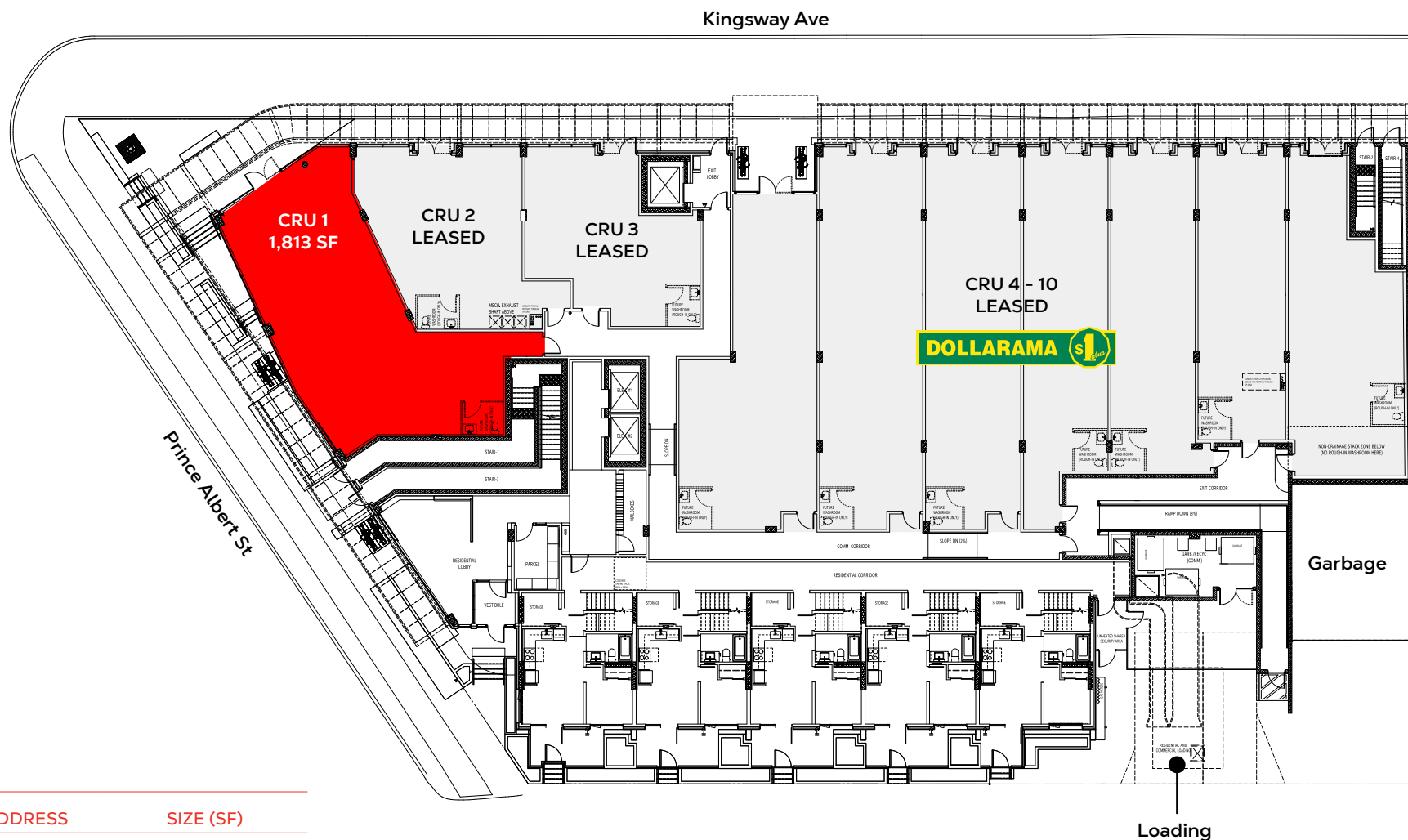
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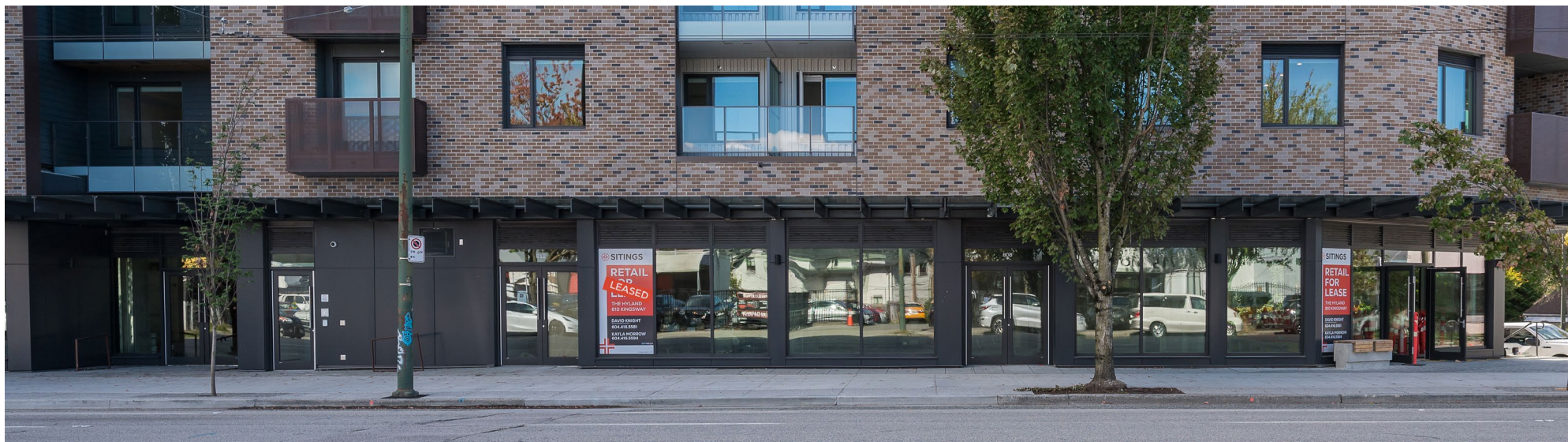
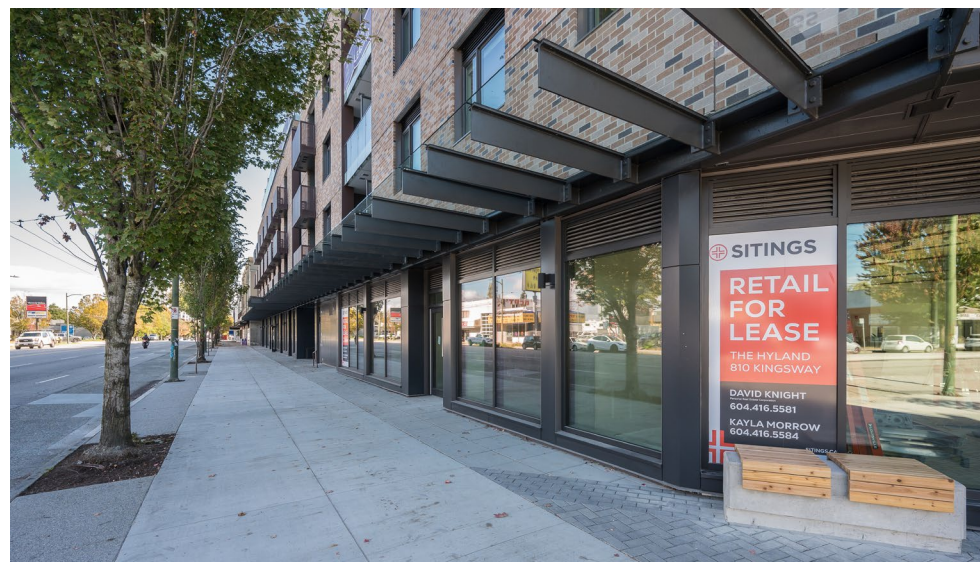
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FLOOR PLAN



CRU	CIVIC ADDRESS	SIZE (SF)
1	802 Kingsway	1,813
2	808 Kingsway	LEASED
3	812 Kingsway	LEASED
4-10	818-846 Kingsway	LEASED

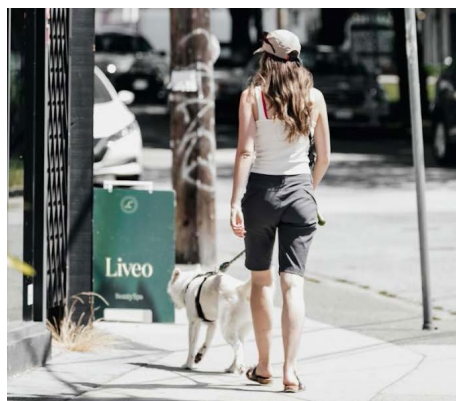
PHOTOS



THE NEIGHBOURHOOD

Situated in the diverse Fraserhood area, one of Vancouver's newest and fastest growing neighbourhoods, which includes a strong local business community and one of the fastest growing residential sectors of Vancouver. The community is undergoing a remarkable transformation with the arrival of new residential buildings, attracting top-tier services and trendy street-front retail. 810 Kingsway is centrally located with easy and convenient access to downtown Vancouver, Burnaby and Richmond.

Kingsway's skyline and streetscape's are evolving rapidly with the emergence of several new mixed-use residential and retail projects.



AERIAL

