



HILLTOP

High Exposure Strata Retail Units Along East Hastings in the up-and-coming neighbourhood of Grandview-Woodland

STRATA PRE-SALE BROCHURE

DEVELOPED BY:



COMMERCIAL OPPORTUNITIES MARKETED BY:



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PROJECT SUMMARY

Hilltop is the latest new mixed-use project by Open Concept Development featuring 33 market condo units and 4 retail units. The project is strategically positioned in Vancouver's lively Grandview-Woodland neighbourhood on the southeast corner of East Hastings and Lakewood Drive. The retail component provides excellent exposure to the highly trafficked East Hastings corridor and is surrounded by a vibrant mix of strong and diverse retail users creating a unique environment for the project's end users to thrive. Currently under construction the project is estimated to complete for occupancy July 2025.

The development includes:

- ✦ 3,118 SF of street-level retail space
- ✦ Significant residential population growth occurring in the immediate area with many new mixed-use projects currently under development
- ✦ Strong area demographics with a median age of 40 years old and household income over \$113,000
- ✦ CRU 4 has base building provisions for food production (ventilation shaft for kitchen exhaust)



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DETAILS

⌘ Available: 2,426 SF of street-level retail space

UNIT	SIZE	PRICE	EST. STRATA FEES (MONTHLY)	PARKING ALLOCATION
CRU 2	605 SF	\$800,300	\$327.80	-
CRU 3	641 SF	\$833,300	\$352.08	1
CRU 4	1,180 SF	\$1,416,000	\$643.46	1

⌘ Parking:

⌘ Designated Parking: 1 stall designated to CRU 3 & 4

⌘ Visitor Parking: 2 stalls shared with residential

⌘ Street Parking: Ample street parking as summarized on Page 5

⌘ Estimated Occupancy: July 2025

⌘ Easily accessible to public transit, a 10-minute drive to Downtown Vancouver, and a 5-minute drive to Highway 1, providing convenient access to the Lower Mainland and beyond.

⌘ Zoning: C-2C1

AREA TENANTS



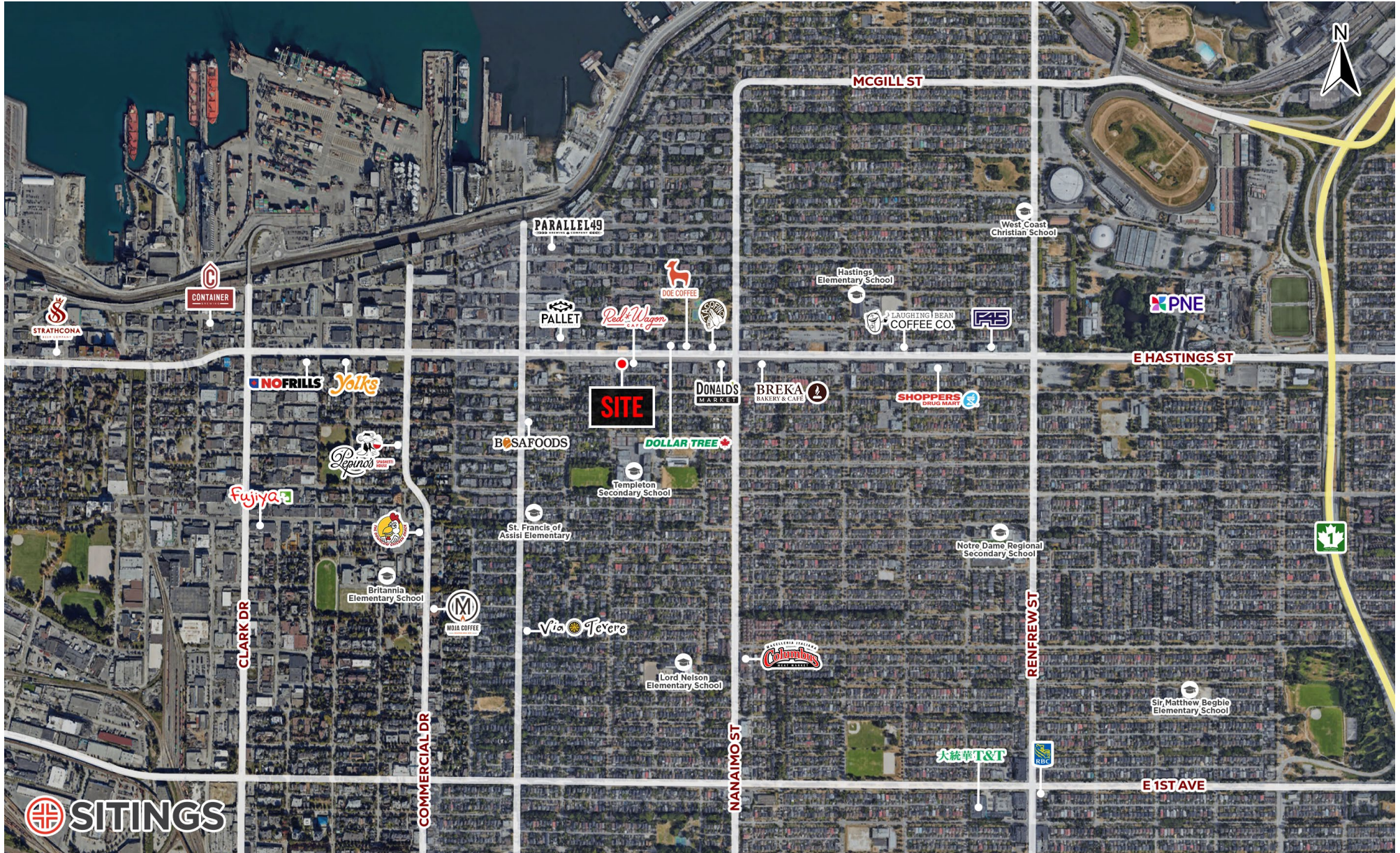
DEMOGRAPHICS

	1 KM	3 KM	5 KM
2024 Population	14,471	80,935	248,240
2024 Daytime Population	11,659	82,353	369,760
2024 Average HH Income	\$107,705	\$108,809	\$121,084

CONTACT

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STREET PARKING AS OF JAN 2025



PARKING LEGEND

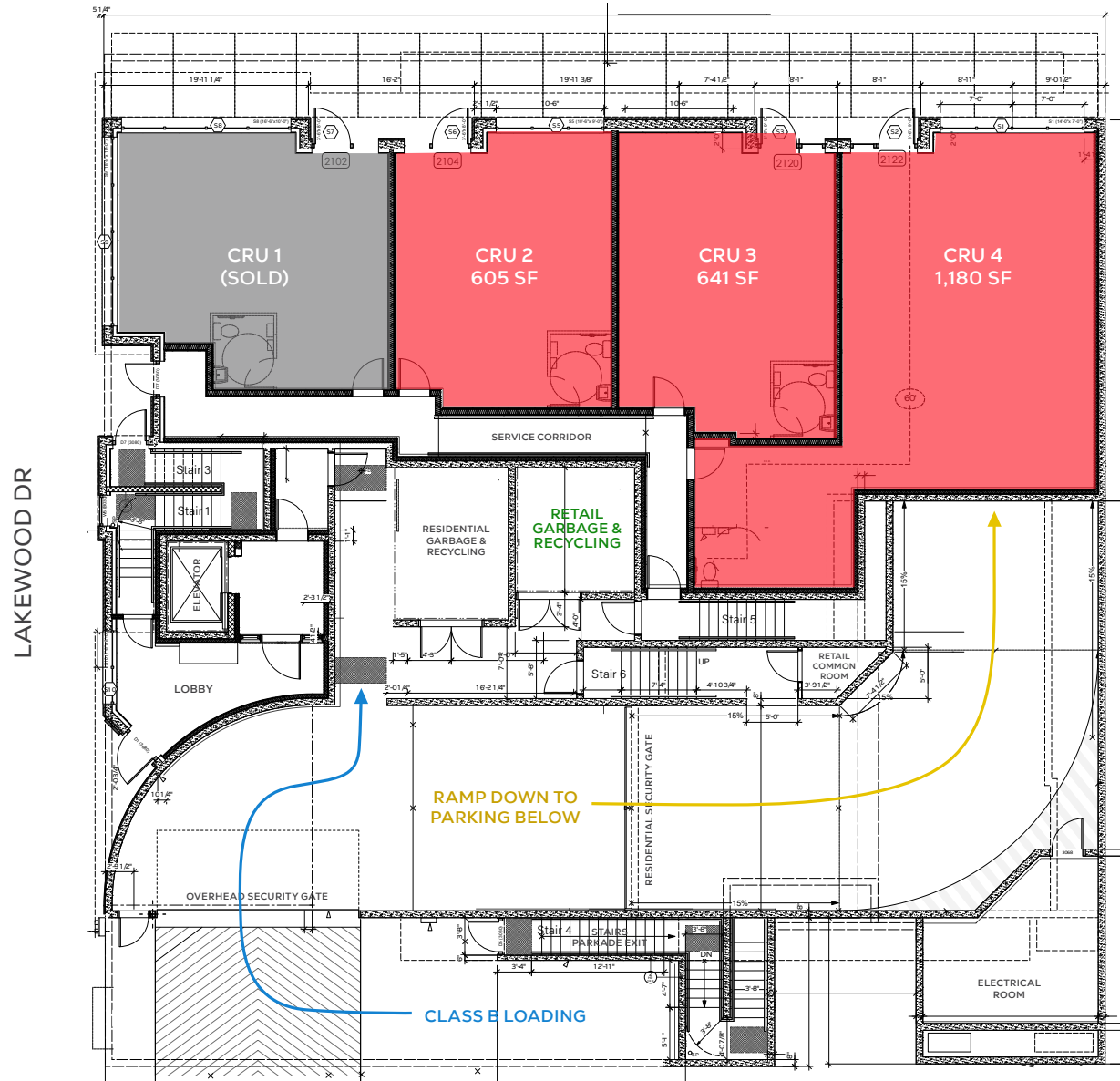
- T Bus Stop
- █ 1hr free 9am - 3pm, Mon - Sat, (no parking) 3pm - 7pm
- █ Unrestricted free parking
- █ 1hr free 10am - 6pm, Mon - Sat, (no parking) 7am - 10am
- █ 2hr free 8am - 6pm, except with permit
- █ Metered street parking, (no parking) 3pm - 7pm
- █ Metered street parking
- █ Metered street parking, (no parking) 7am - 10am

Parking is for marketing purposes only, buyer beware and should verify accuracy of all information shown. Subject to change by the City of Vancouver without notice.

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RETAIL SITE PLAN

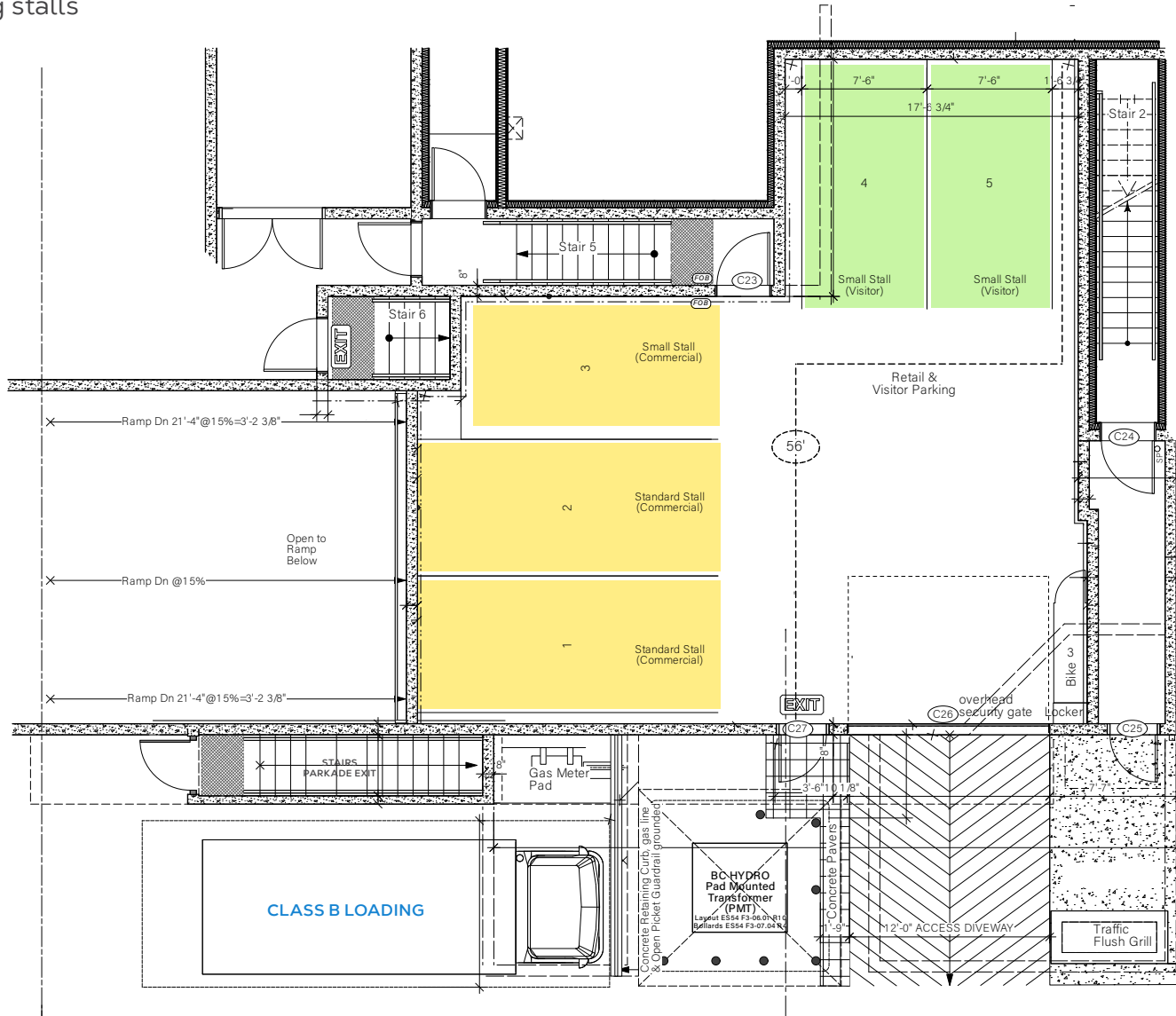
E HASTINGS ST



RETAIL PARKING PLAN

 commercial parking stalls

 visitor parking stalls



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