



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 MARKETING BY:



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1595 – 650 West Georgia Street, Vancouver, BC V6B 4N8

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)



DETAILS

HILLTOP
2104, 2120 & 2122 East Hastings Street, Vancouver, BC

✦ 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

✦ Estimated Occupancy: July 2025

✦ Zoning: C-2C1

✦ 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

✦ 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.

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

DAVID KNIGHT

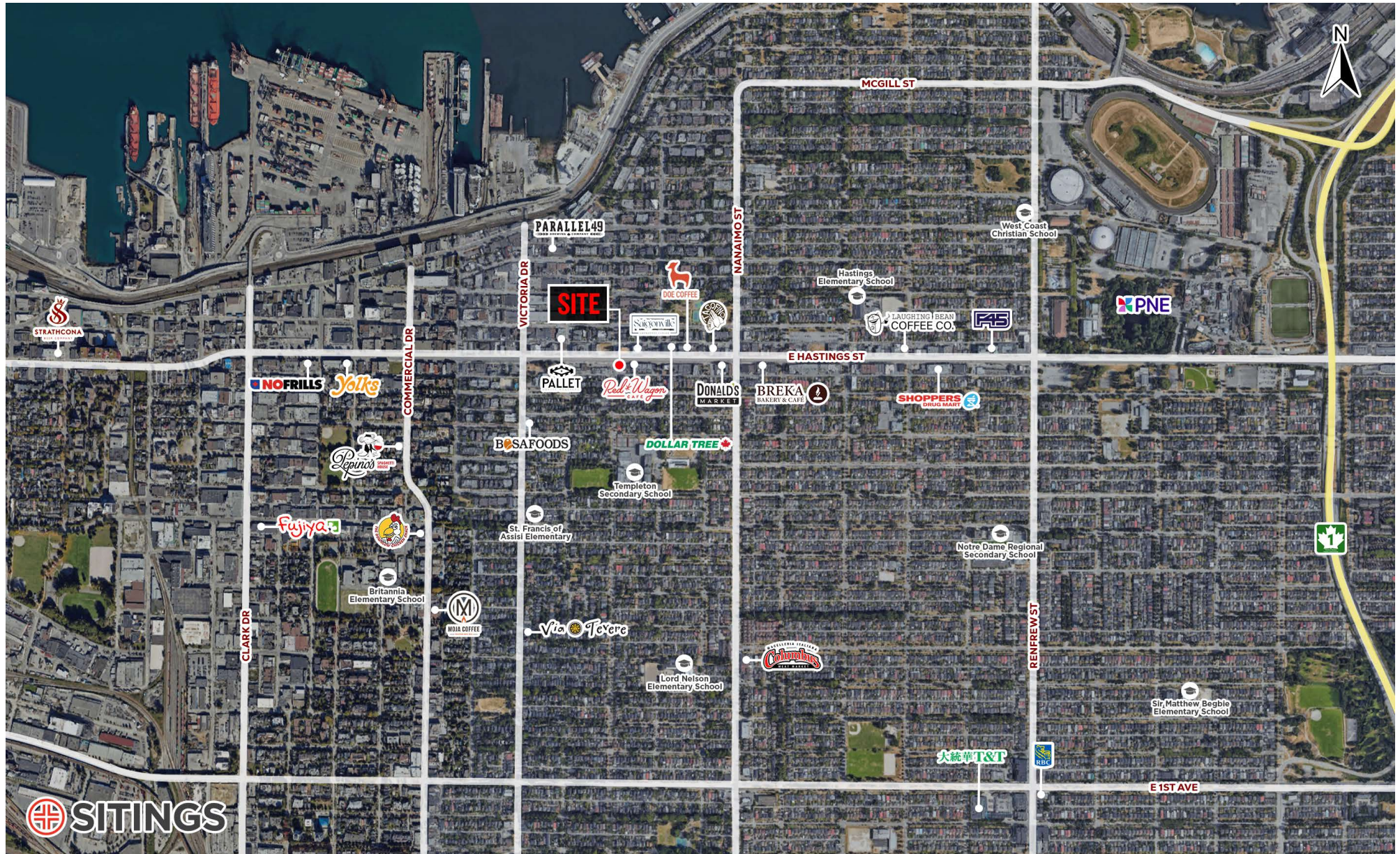
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STREET PARKING AS OF JAN 2025

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2104, 2120 & 2122 East Hastings Street, Vancouver, BC



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.

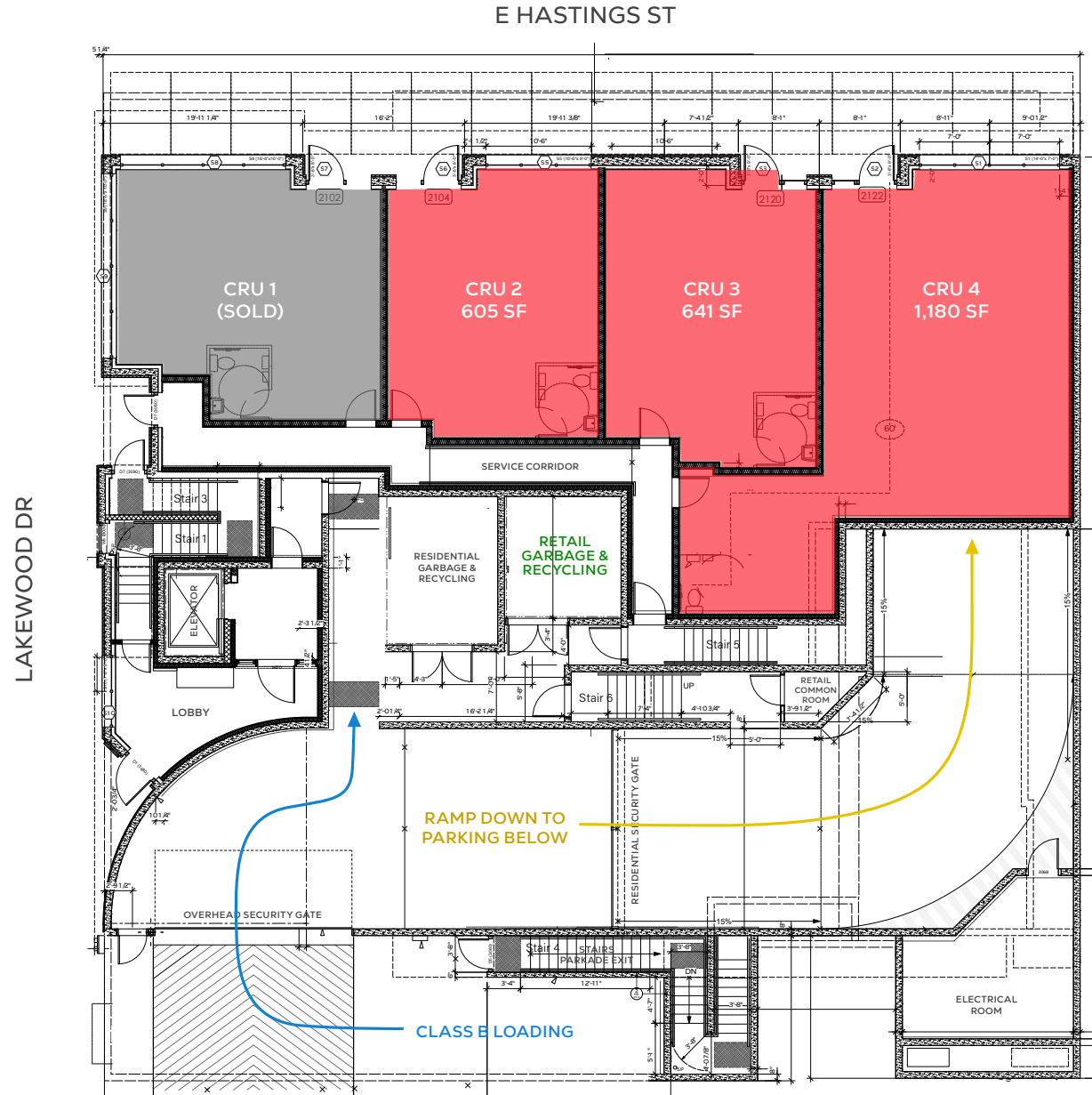
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RETAIL SITE PLAN

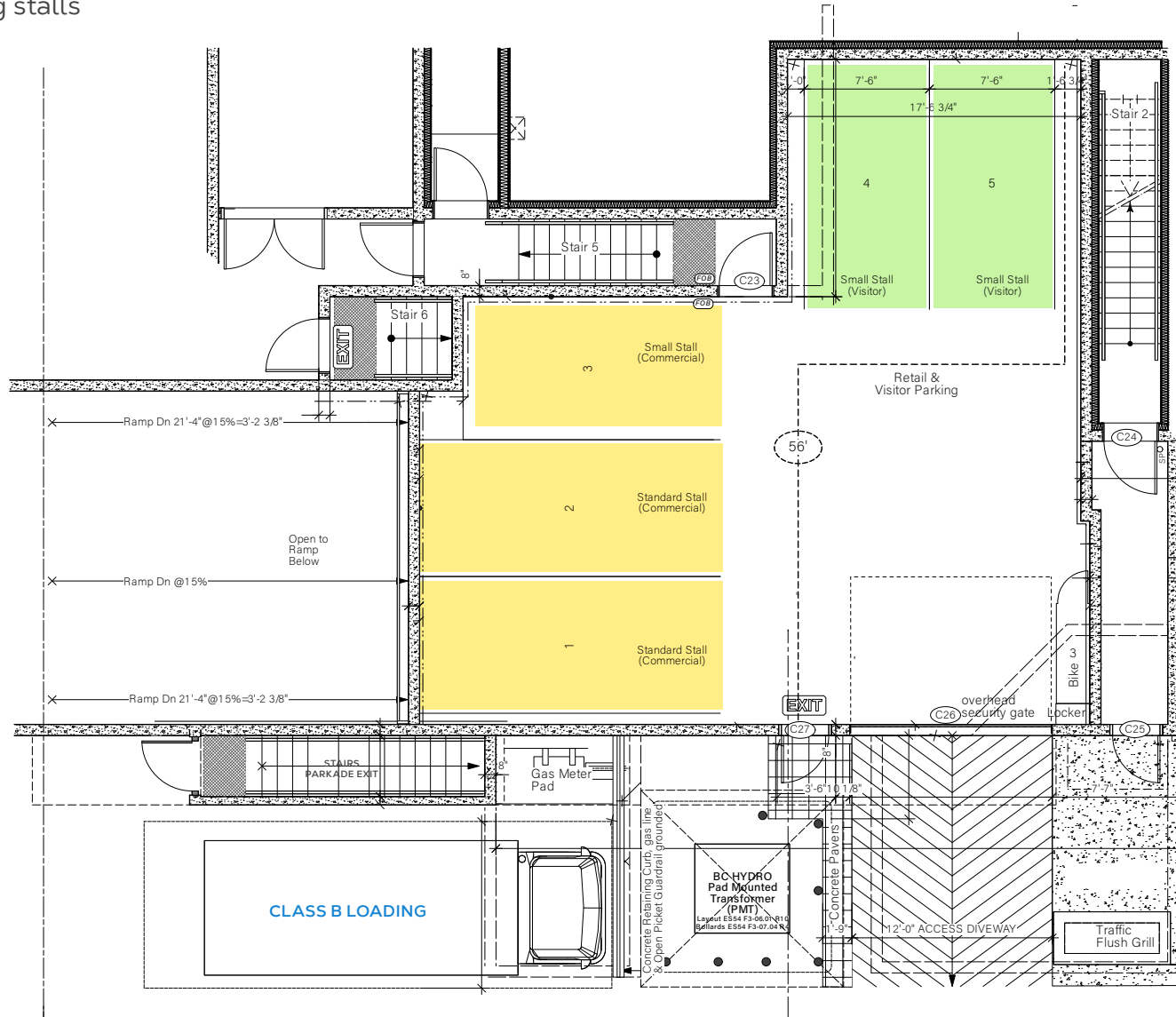
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RETAIL PARKING PLAN

commercial parking stalls

visitor parking stalls



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