

OVER 80% PRE-SOLD!
ONLY 1 UNIT AVAILABLE



HILLTOP

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

DEVELOPED BY:
 OPEN CONCEPT

COMMERCIAL OPPORTUNITIES MARKETED BY:
 **SITINGS**

STRATA FOR SALE



DAVID KNIGHT
Partner
Personal Real Estate Corporation
604.416.5581
david@sitings.ca

SITINGS REALTY LTD.
SITINGS.CA / 604.684.6767
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.

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 2 has base building provisions for food production (ventilation shaft for kitchen exhaust)



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DETAILS

✦ Available: 605 SF of street-level retail space

UNIT	SIZE	PRICE	EST. STRATA FEES (MONTHLY)	PARKING ALLOCATION
CRU 2	605 SF	\$675,000	\$327.80	-

✦ Available: Immediately

✦ Zoning: [C-2C1](#)

✦ Parking:

✦ 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
2025 Population	14,620	83,327	254,868
2025 Daytime Population	11,720	87,031	396,914
2025 Average HH Income	\$114,157	\$116,939	\$130,743

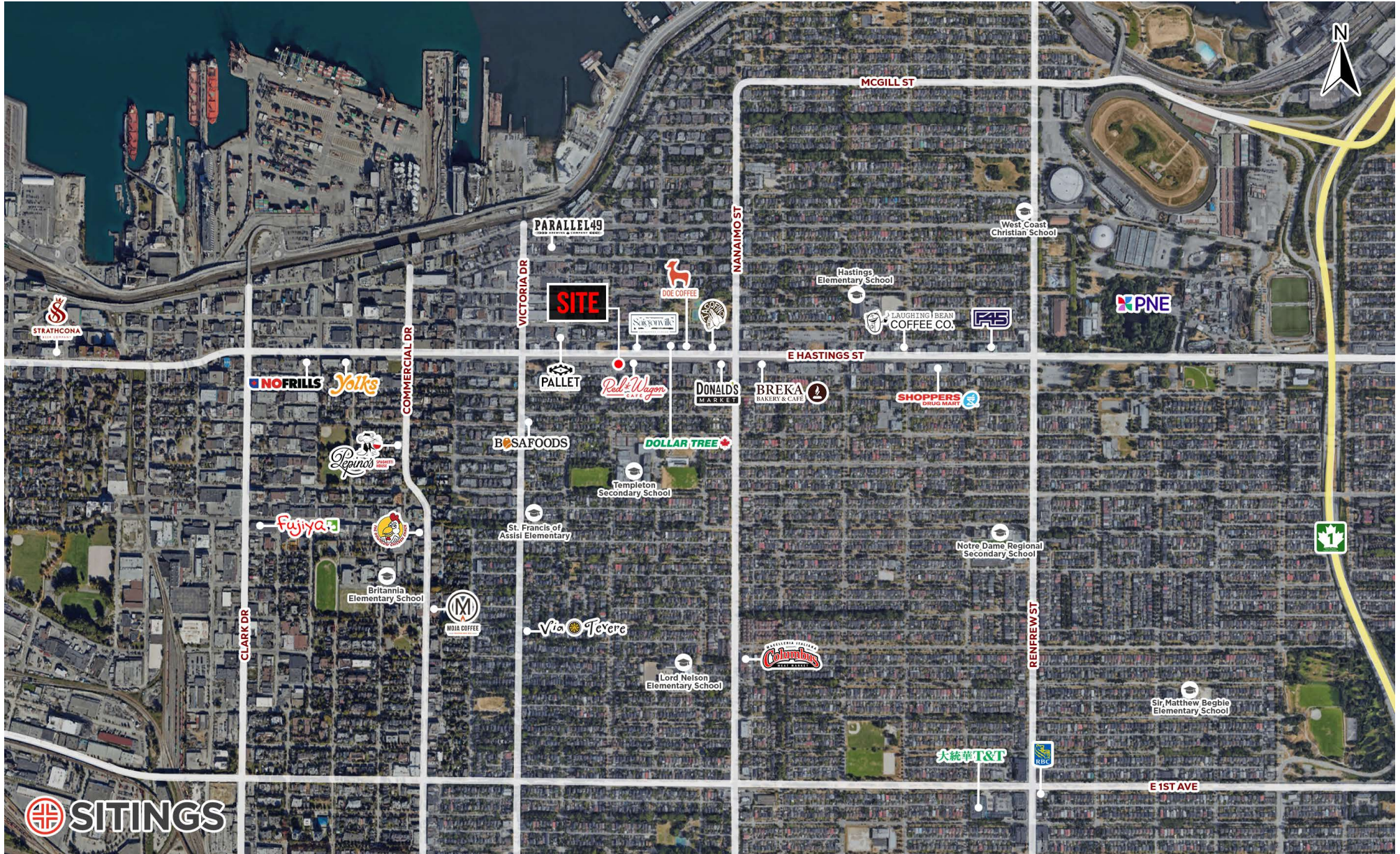
CONTACT

DAVID KNIGHT

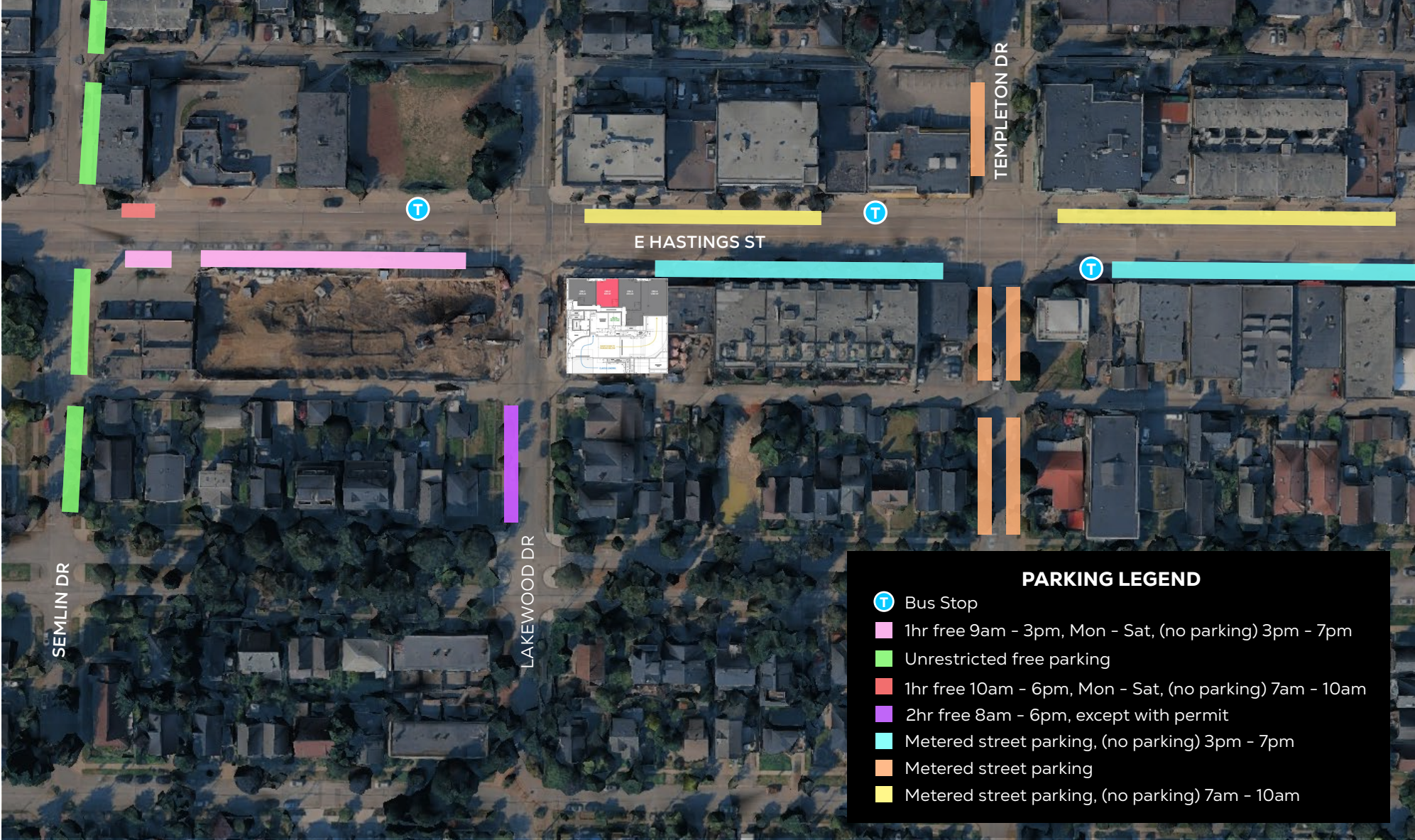
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david@sitings.ca



STREET PARKING AS OF MAY 2026

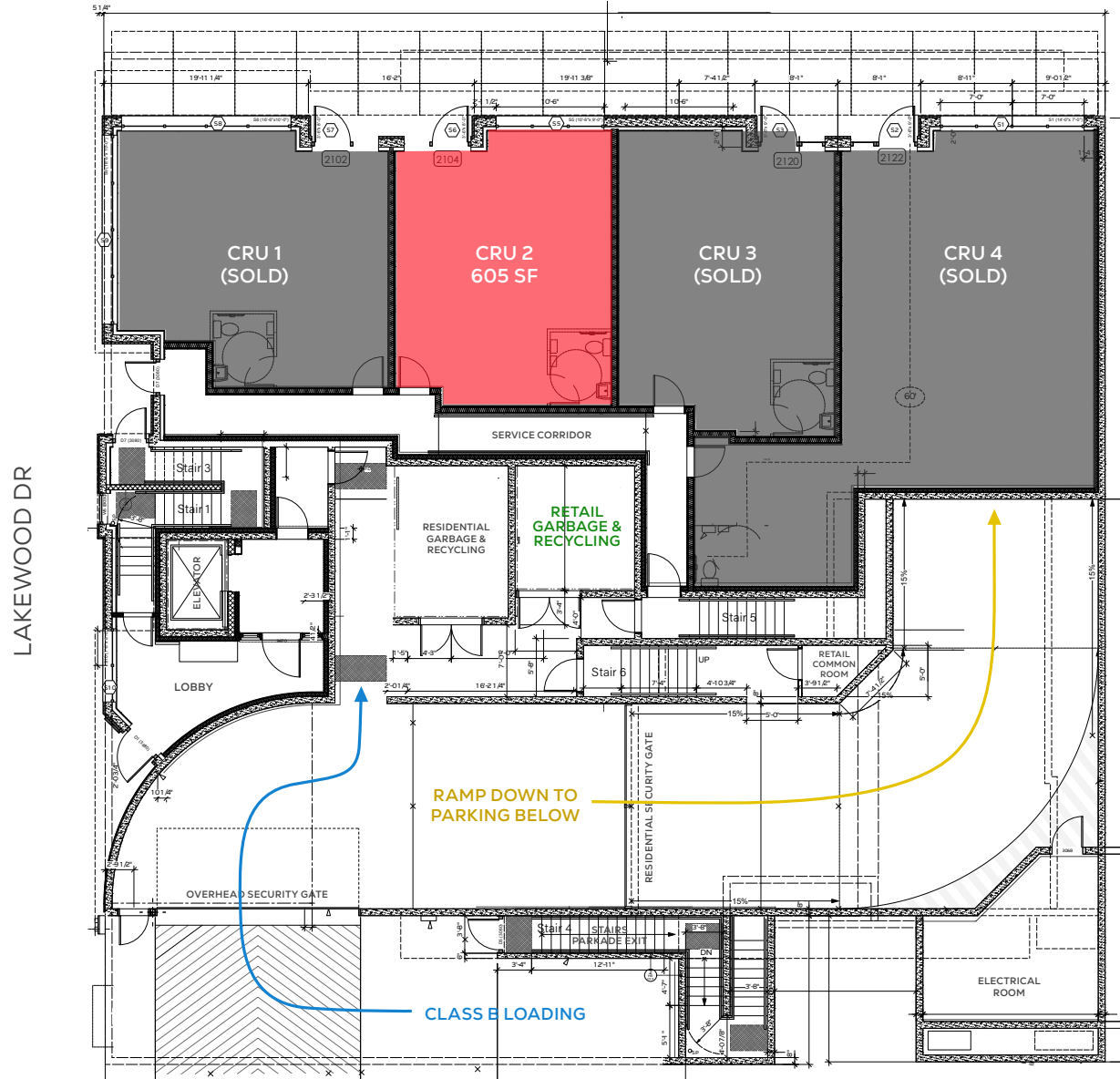


Parking is for marketing purposes only, buyer beware and should verify accuracy of all information shown. Subject to change by the City of Vancouver without notice.

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RETAIL SITE PLAN

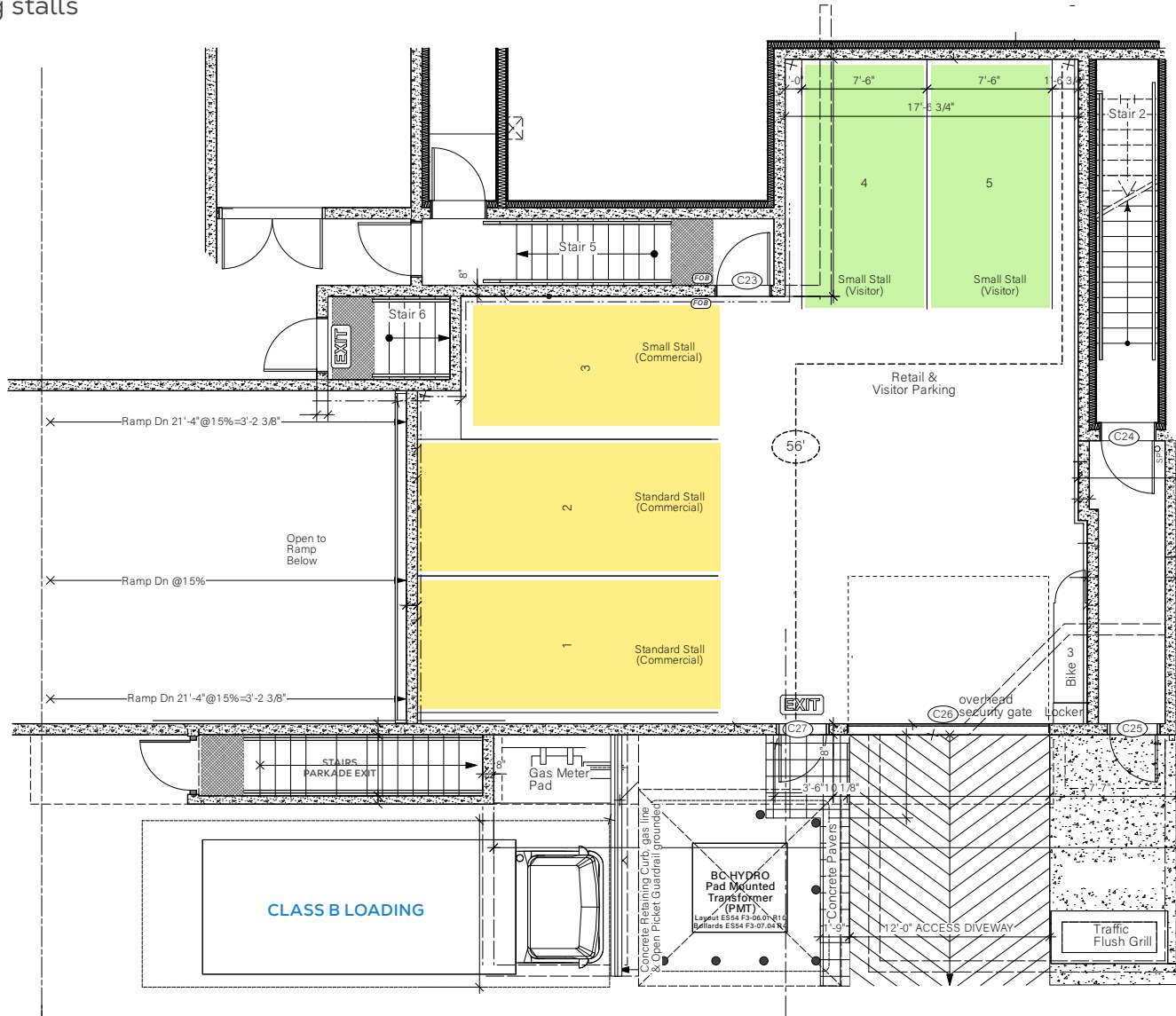
E HASTINGS ST



RETAIL PARKING PLAN

 commercial parking stalls

 visitor parking stalls



CONTACT

604.684.6767
SITINGS.CA

VANCOUVER

1595 – 650 W Georgia St
Vancouver, BC
V6B 4N8

CALGARY

200 – 1060 7th ST SW
Calgary, AB
T2R 0C4

SASKATOON

2366 Avenue C North
Saskatoon, AB
S7L 5X5

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Partner
Personal Real Estate Corporation

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david@sitings.ca