

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 PRE-SALE BROCHURE



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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.

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 |

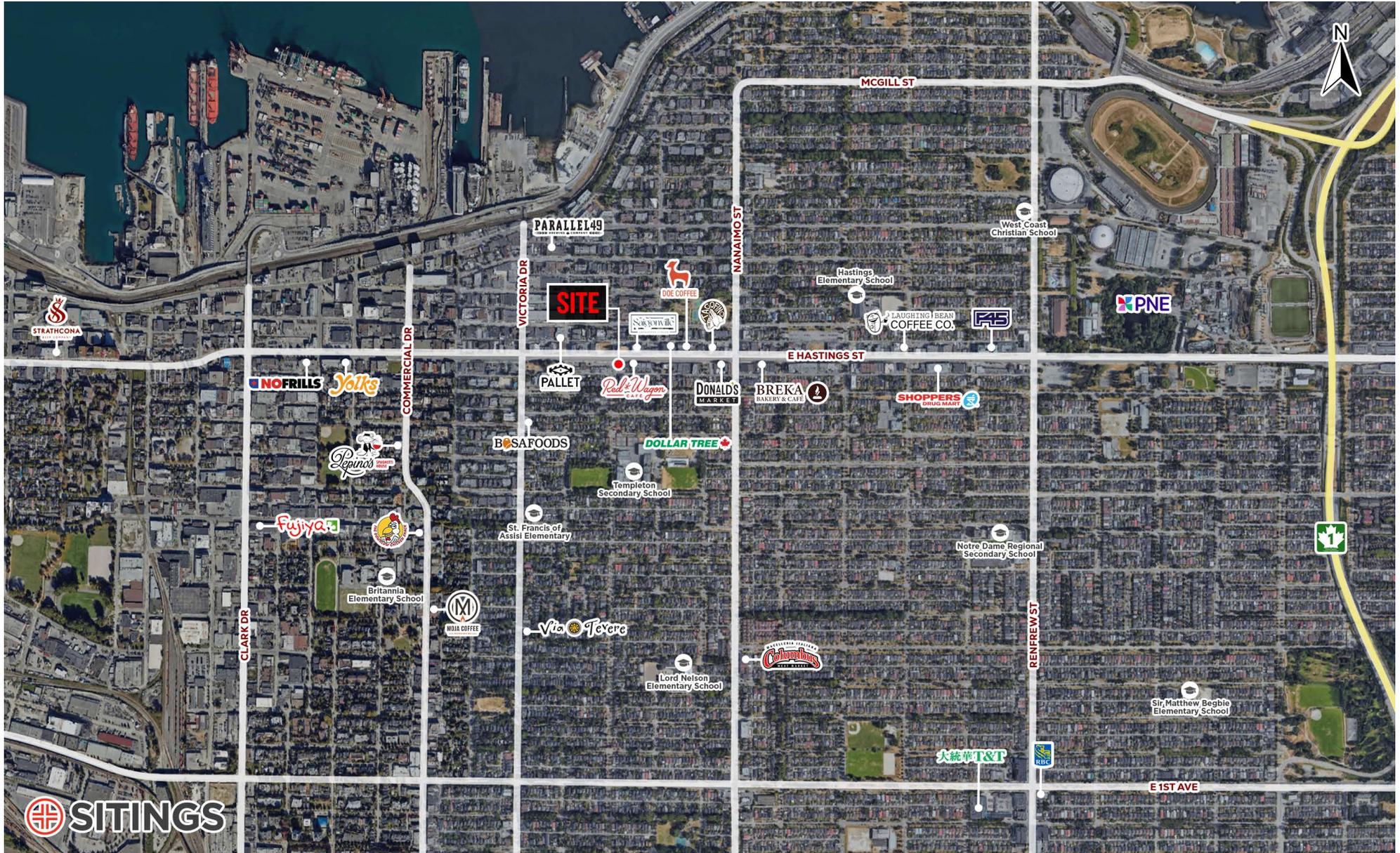
## CONTACT

DAVID KNIGHT

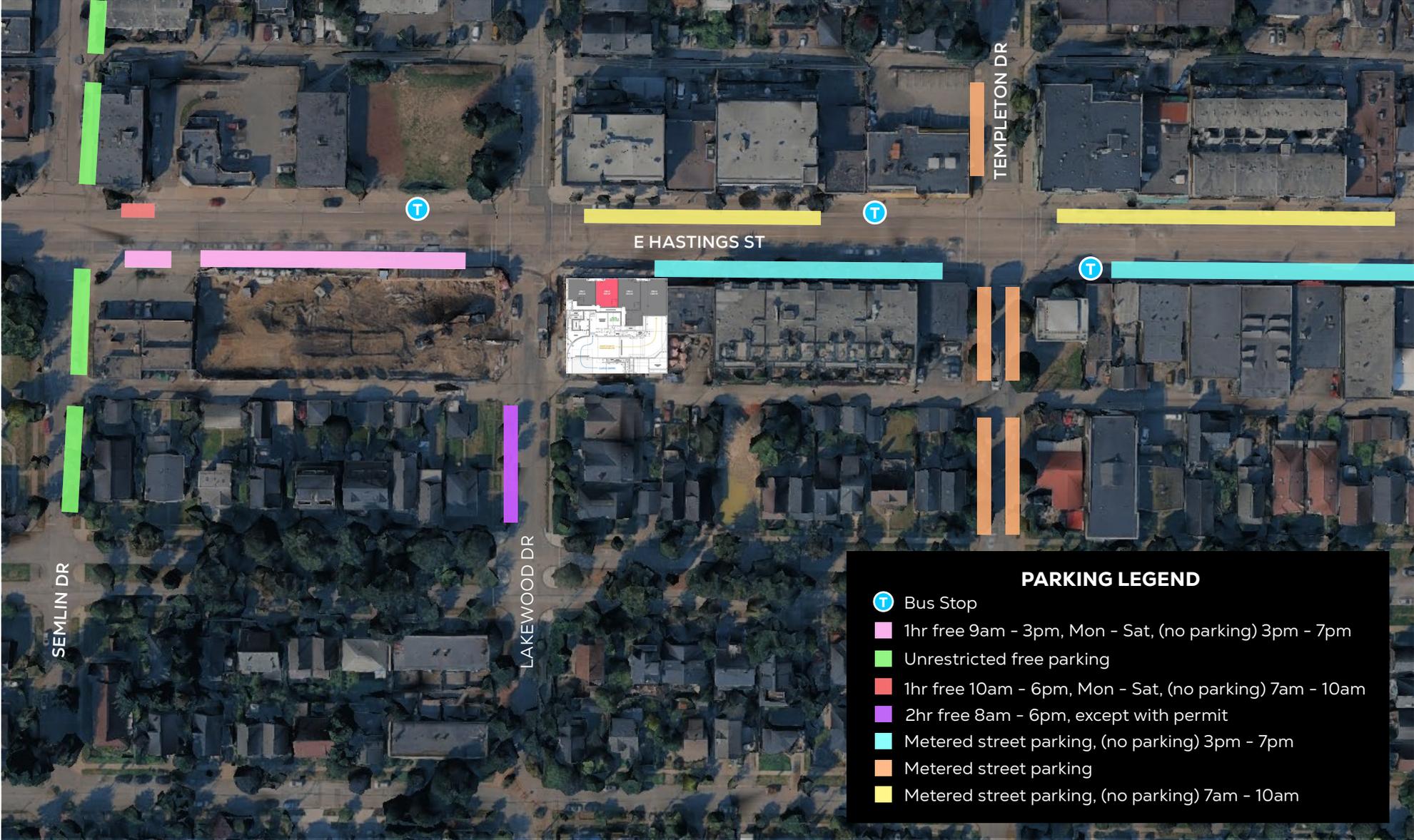
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# STREET PARKING AS OF FEB 2026

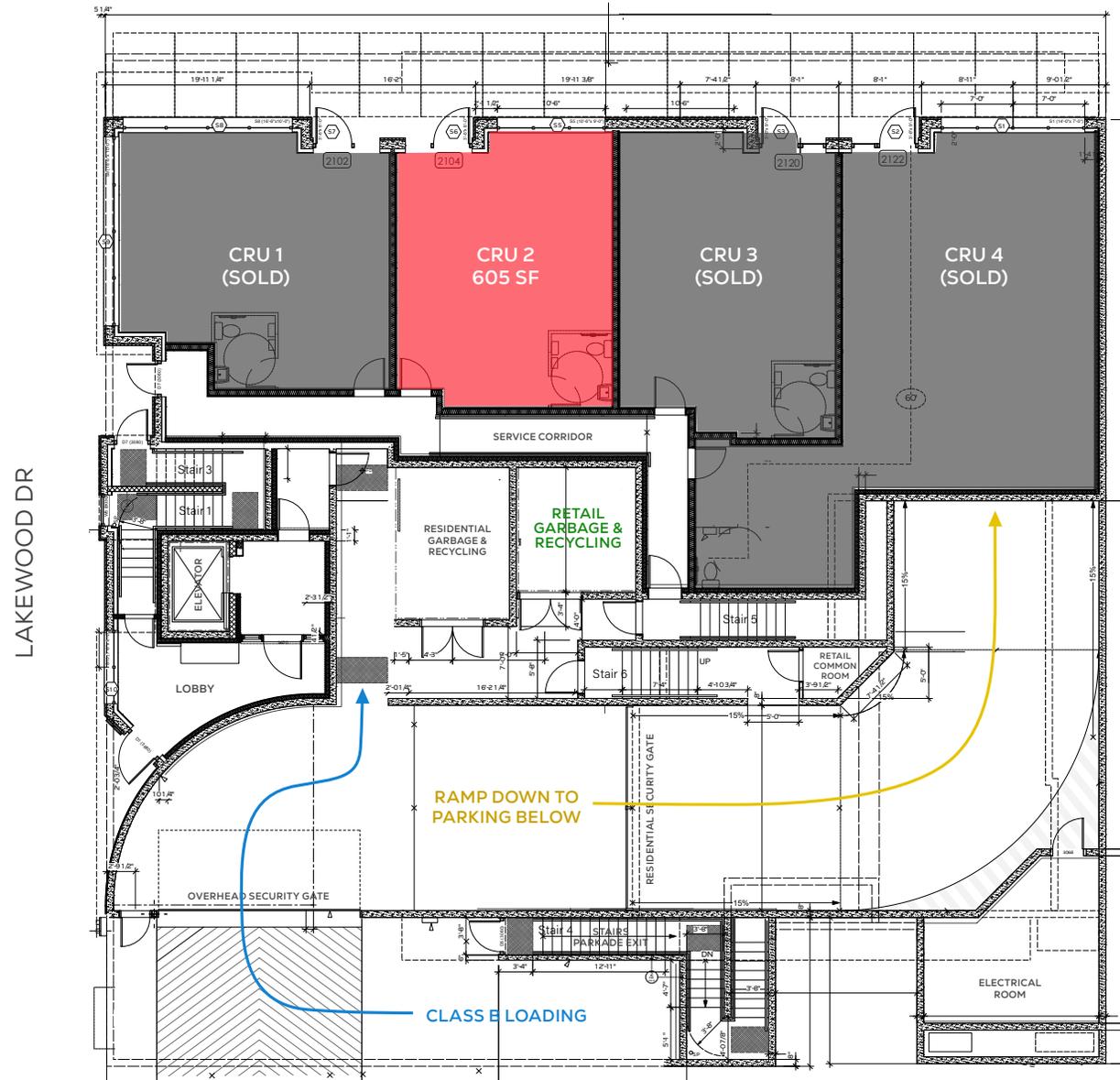


Parking is for marketing purposes only, buyer beware and should verify accuracy of all information shown. Subject to change by the City of Vancouver without notice.

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# RETAIL SITE PLAN

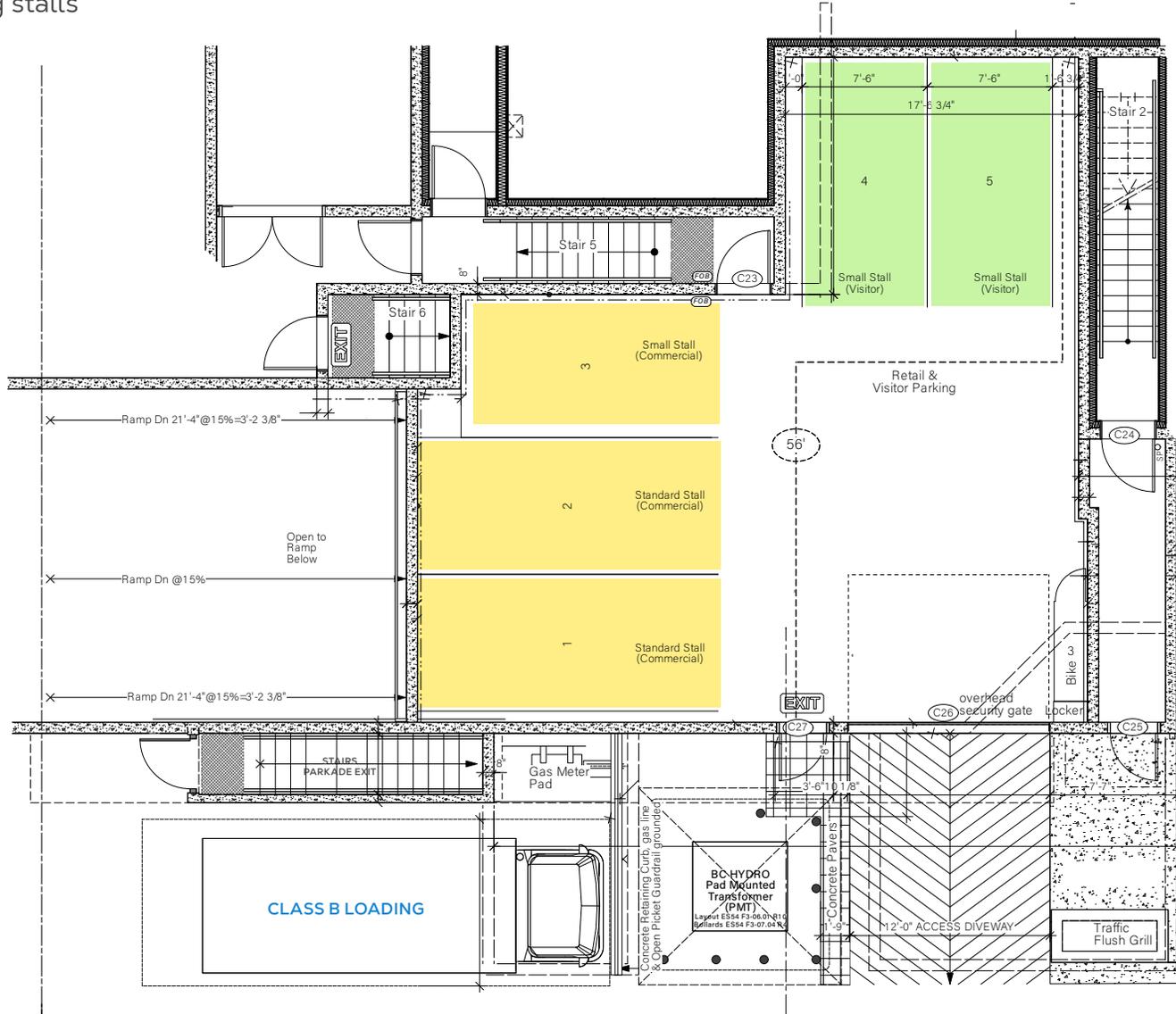
E HASTINGS ST



# RETAIL PARKING PLAN

 commercial parking stalls

 visitor parking stalls



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