PRIOR / PLACE

ANCHOR RETAIL OPPORTUNITIES

VANCOUVER'S NEW HEALTH & INNOVATION DISTRICT

STRAND SITINGS

LOCATION

Prior Place is strategically positioned at the gateway to Vancouver's emerging health and technology hub, anchored by the new St. Paul's Hospital Medical Campus. With seamless access to Downtown, rapid transit at Main Street–Science World Station, and direct frontage on a high-traffic arterial, the site offers exceptional connectivity and easy access to major hubs around Vancouver. The project reflects a long-term vision for a vibrant, connected, and amenity-rich community in one of Vancouver's most dynamic and evolving districts.

450 PRIOR STREET & 530 MALKIN AVENUE, VANCOUVER, BC

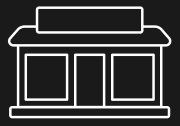
OPPORTUNITY

The 21,500 SF retail component of Phase 1 at Prior Place presents a rare leasing opportunity to anchor a two-phase, mixed-use development in Vancouver's rapidly evolving False Creek Flats. Prior Place is the only planned large-scale project offering direct access to St. Paul's transformative health hub. Retailers will benefit from exposure to a diverse and stable customer base, including hospital staff, patients, visitors, life sciences professionals, existing neighbourhood patrons, and the project's new residents (321 market rental units in Phase 1).

This high-profile location is ideally suited for grocery, pharmacy, and large-format retailers seeking to secure a presence in Vancouver's newly established health-focused urban district.

Artist rendition. All renderings/pictures are for illustration purposes only

HIGHLIGHTS



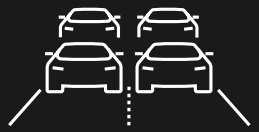
Variety of ground-floor retail opportunities ranging from **1,600** SF to **11,575** SF

Over **5,500** staff and more than **380,000** visits projected per year at the new St. Paul's Hospital

Convenient access to commercial parking from CRU's via a dedicated commercial parking elevator

500 meters from Main Street Science-World SkyTrain Station, and **300** meters from Pacific Central Station (approximately 4,950,000+ in annual ridership (2019))

45 retail stalls



Approximately **21,000** vehicles per day pass Prior Street

Estimated possession **Q3 2028**

29,441 population within 1 km radius

2 Class B loading bays

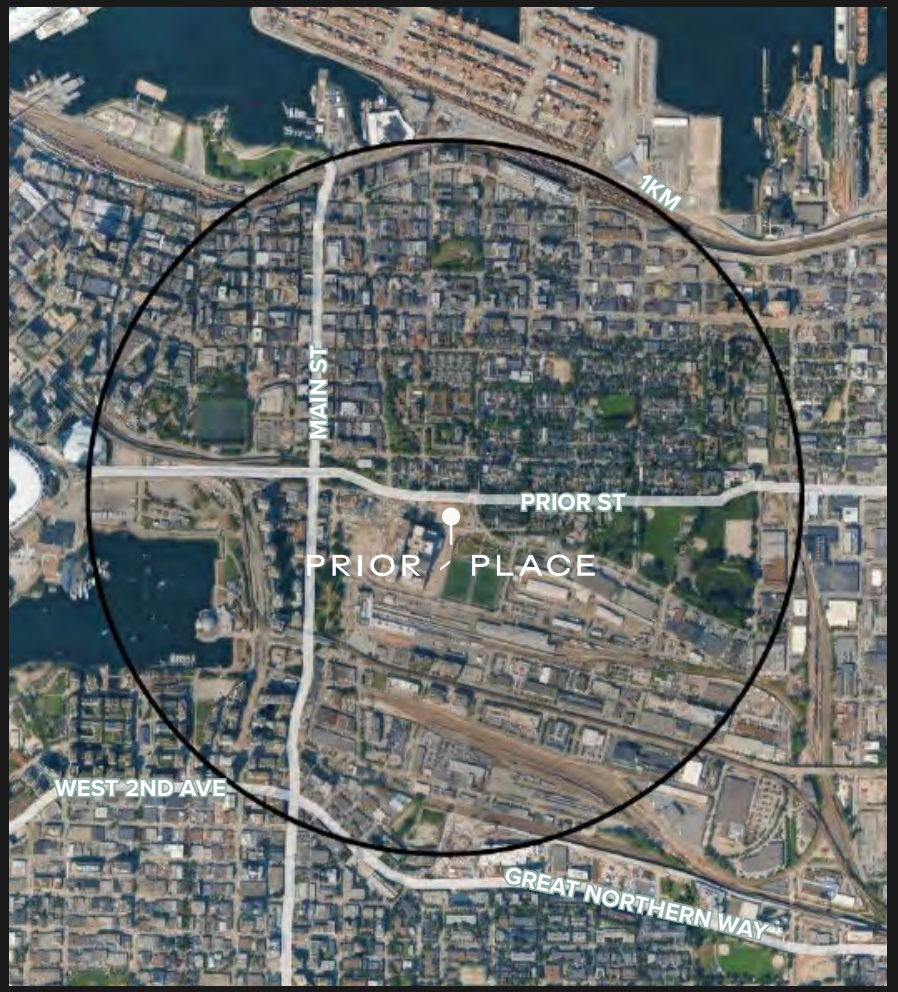
OVERVIEW

PRIOR / PLACE
PLAZA OF NATIONS
SKYTRAIN STATION
NEW ST. PAUL'S HOSPITAL
29,441 POPULATION WITHIN 1 KM RADIUS
MAIN STREET
45,586 VPD
MAIN STREET
PACIFIC CENTRAL STATION
TRILLIUM PARK
PRIOR STREET
GREAT NORTHERN WAY
20,368 VPD
E 1ST AVENUE
20,941 VPD
45,390 VPD

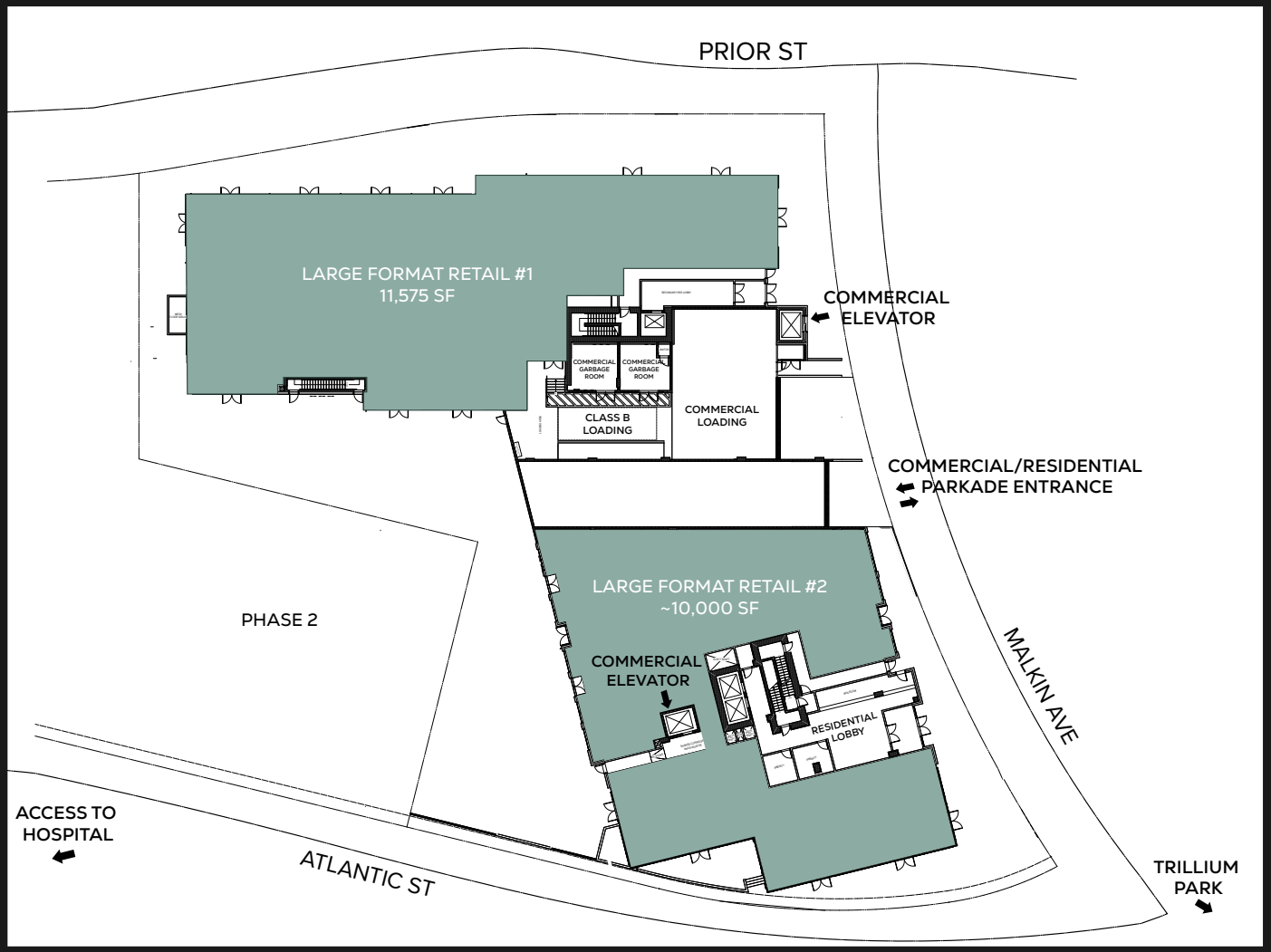
DEMOGRAPHICS

RADIUS	1KM	2KM	3KM
2025 POPULATION*	29,441	108,622	245,111
2030 POPULATION ESTIMATE*	30,331	112,594	252,992
2025 DAYTIME POPULATION*	39,763	228,259	405,557
2025 HOUSEHOLD COUNTS*	13,201	53,731	119,724
2030 AVERAGE HOUSEHOLD COUNTS ESTIMATE*	13,439	54,973	121,971

**Information sourced from Sitewise*



FLOOR PLAN



CRU	Size
Large Format Retail #1	11,575 SF
Large Format Retail #2	~ 10,000 SF

**Contact listing agents to discuss potential demising options.*

Asking Rent: Please contact listing agents

Additional Rent: Estimated at $25.94 PSF/annum

PROJECT TEAM

STRAND

Strand is a Vancouver-based real estate company with business activities across North America. Since 1976, Strand has acquired, developed, and financed a portfolio of real estate assets valued at over $16 billion, including investment and development of over 47,000 homes.Over its 50-year history, Strand's portfolio reflects both a breadth of expertise and trusted partnerships built over decades. Guided by a forward-looking vision, a people-first approach, and an unwavering commitment to delivering on our promises, Strand continues to shape communities with a focus on quality, integrity, and enduring impact.

Stranddev.com

SITINGS

Whether project leasing, strata pre-sales, or representing tenants, Sitings Realty work in partnership with all of our clients throughout the complete process. We provide in-depth knowledge, strong industry relationships, honesty, professional support and a track record for success to every project we undertake.

Sitings.ca

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PRIOR / PLACE

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STRAND SITINGS