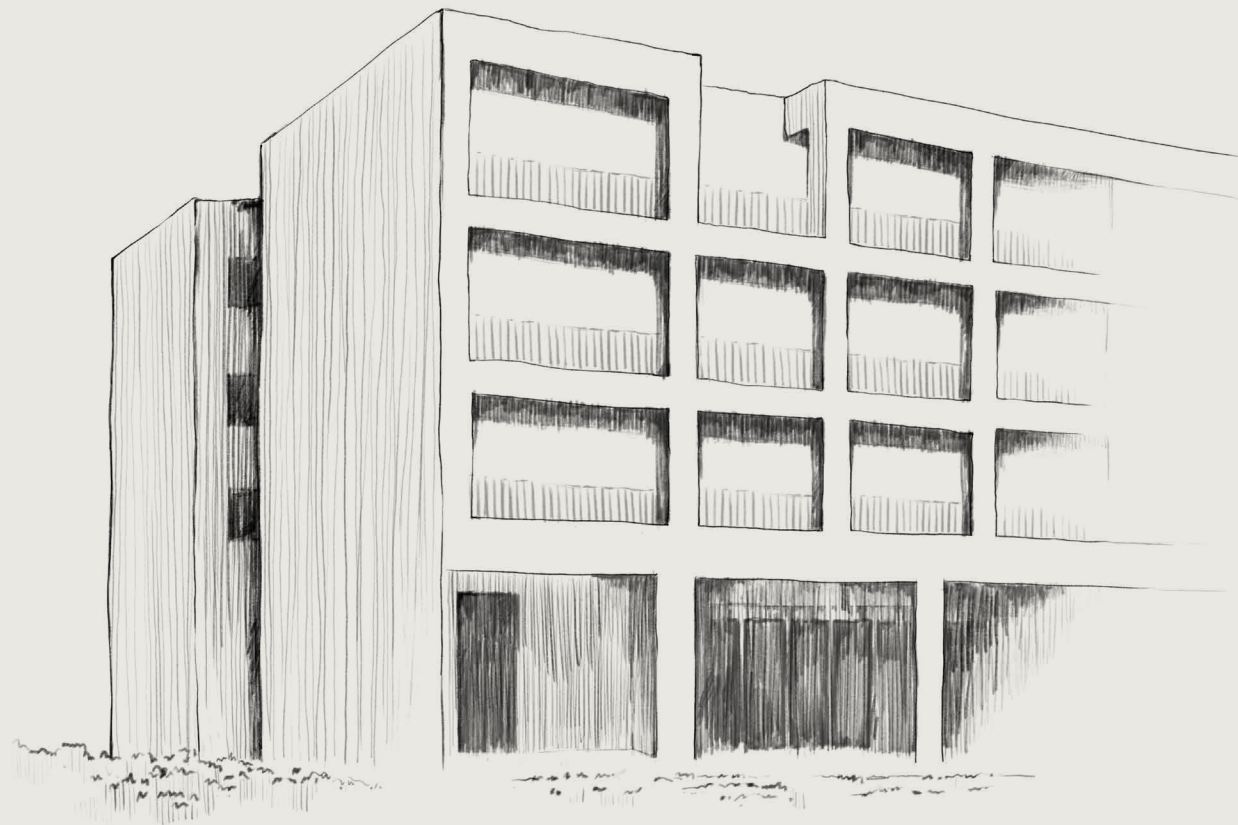


naímo

EAST VAN



A HUDSON PROJECT



PREMIUM RETAIL FOR
LEASE

2250 NANAIMO STREET
VANCOUVER, BC



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Modern craft on an intimate scale.

Introducing Naimo, an intimate mixed-use community under construction in the vibrant neighborhood of Grandview-Woodland, East Van. Offering 38 residential strata homes and 5 commercial-retail spaces at street level.



A HUDSON PROJECT



Project Highlights.

-  Walking distance from the Commercial-Broadway Skytrain Station, the third busiest transit hub in Western Canada.
-  Neighbourhood is projected to grow by 10,000 residents over the next 30 years, as outlined in the Grandview-Woodland Community Plan.
-  Strong retail exposure with approximately 11,130 vehicles passing by daily.
-  Features well-designed, small-format commercial units that cater to a variety of business needs.

Project Details.



Municipal Address

2250 Nanaimo Street, Vancouver, BC



Proposed Vehicle Access/Egress

Laneway access on E 6th and E 7th Avenue



Power

Up to 400 amp



Retail

811 up to 4,793 sf total



Zoning

C-2 permits a broad range of service-based uses such as medical and dental clinics and other professional offices



Ceiling Height

Up to 17 ft



Residential

38 strata residential homes



Commercial Parking

7 commercial parking stalls



Estimated Occupancy

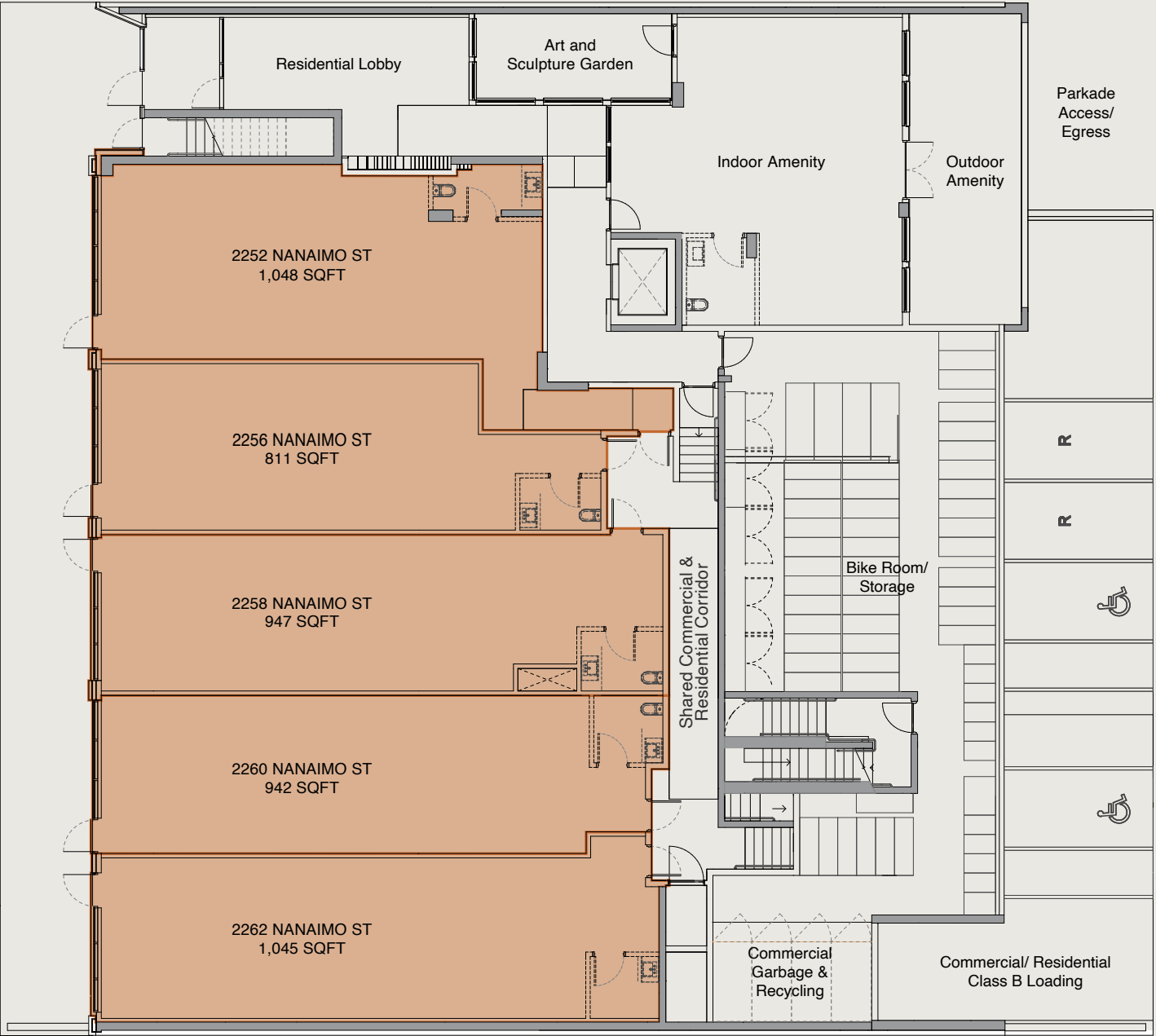
Q1 2027



Commercial Loading

1 Class B Loading



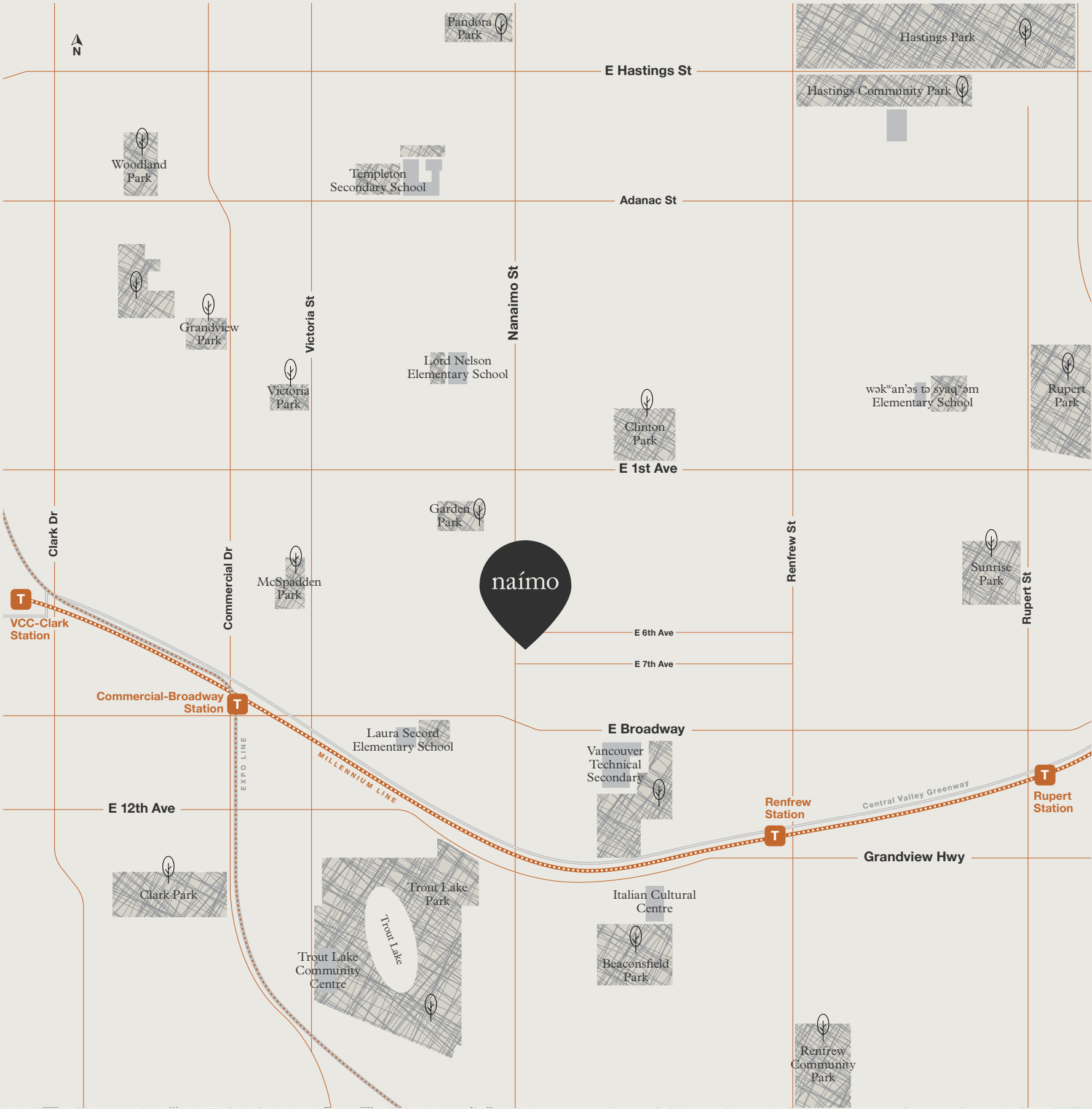


UNIT	SIZE (SQFT)	WIDTH (FT)	DEPTH (FT)	CEILING HEIGHT (FT)
2252 Nanaimo St	1,048	21'7"	44'3"	16'4"
2256 Nanaimo St	811	17'5"	59'7"	16'5"
2258 Nanaimo St	947	16'4"	56'4"	17'4"
2260 Nanaimo St	942	16'6"	56'4"	18'4"
2262 Nanaimo St	1,045	18'3"	56'4"	18' 5"

Basic Rent: Please Contact Listing Agents

Additional Rent: Est \$22.00 PSF

Retail Floorplan.



The Neighbourhood.

Naimo is ideally positioned in the vibrant and evolving Grandview-Woodland neighbourhood of East Vancouver. Situated along Naimo Street, the project is a 2-minute walk from East Broadway Street, one of Vancouver’s main East-West corridors, offering seamless connections to Downtown Vancouver and Burnaby. 2250 Naimo Street is a strategic and desirable place for commercial businesses in one of the city’s most well-connected neighbourhoods.

DEMOGRAPHICS	1KM RADIUS	3KM RADIUS	5KM RADIUS	WALK SCORE
2025 Total Population	18,303	167,454	454,899	84 Very Walkable.
2030 Estimated Population	18,862	171,076	468,226	
2025 Avg. Household Income	\$142,785	\$127,651	\$132,567	



About Hudson.

Hudson is a Vancouver-based real estate developer. They create uniquely aspirational spaces that fit within the urban fabric of the communities they work in. Working with a growing group of talented artists, architects, designers and craftspeople, they aspire to design and build forward-thinking sustainable communities.

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