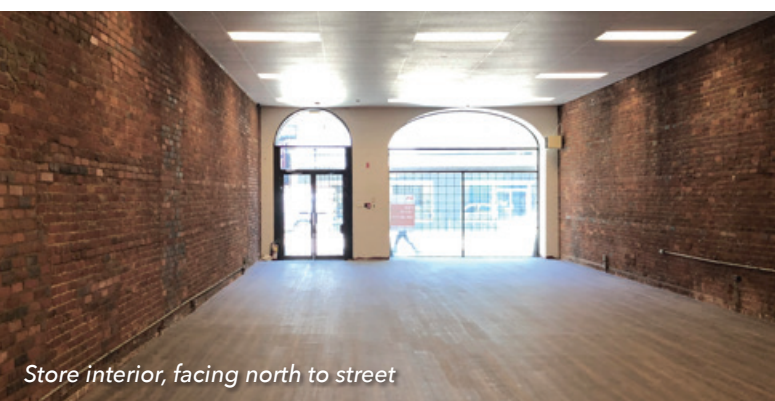


FOR LEASE | RETAIL
432 WEST HASTINGS STREET
VANCOUVER, BC

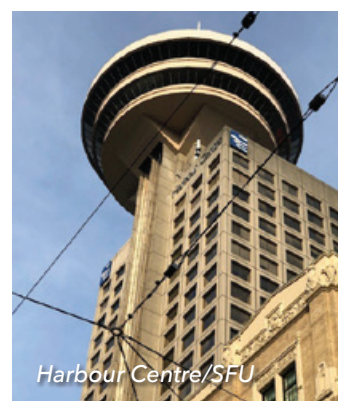
LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



West Hastings Street Front - 25 feet of branding available



Store interior, facing north to street



Harbour Centre/SFU



Bustling Hastings and Homer streets

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CELEBRATING OVER
50
YEARS IN VANCOUVER

Location

Every retailer wants a store in Gastown! How about a location that also has proximity to Victory Square's trendy retail district? Would your business benefit from proximity to office, hotel, tourists and residential towers?

From the historic cobblestones to the brick and timber construction, the most popular restaurants, and hottest boutique bars alongside the exciting sounds of the famous, tourist magnet Gastown Steam clock and Victory Square, all of your senses draw you here. With several new office towers breaking ground in the area, the density is building in this special historically designated area.

Proximity to Waterfront Station, which is Downtown Vancouver's primary transit commuter hub (Seabus, SkyTrain, WestCoast Express, float planes, helicopters, and buses) and serves more than 35,000 passengers daily, as well as the cruise ship terminal. With Gastown's soaring appeal for the best in live/work lifestyle, the winter months bring foodies, office dwellers, as well as students from multiple campuses of Vancouver Film School, SFU 176,000 SF Harbour Centre Campus, BCIT, and many international school campuses.

Kitty corner to the premises, 43,000 full-time SFU students and faculty spill out three times daily from the 28-storey Harbour Centre. Vancouver Lookout, one of Vancouver's most identifiable skyline features, has over 166,000 visitors each year.

Highlights

- ▶ Vancouver's popular Hastings/Victory Square District continues to transition to more hip and delicious restaurants as well as many new popular fitness facilities.
- ▶ Water Street Café and Umberto's famous Al Porto are only blocks away.
- ▶ This retail unit is ready for fashion players looking for a starter studio with affordable rents to establish themselves in this retail shopping haven.
- ▶ Very little improvement needed to create historic brick styled wide open retail success.
- ▶ On the edge of Vancouver's Central Business District with population of 170,000 people each weekday, Gastown has a daily employee base of 87,020 people.

Available Retail Area

Approximately 2,655 SF

Availability

Immediate

Gross Rent

\$7,950 per month plus utilities

Zoning

DD (Downtown District)

Additional Rent

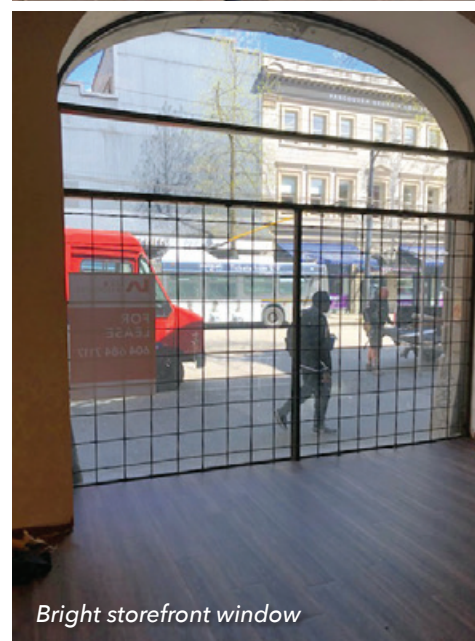
Tenant is responsible for utilities as well as property tax and operating expenses escalations over base year 2024.



Waterfront Station two and a half blocks away

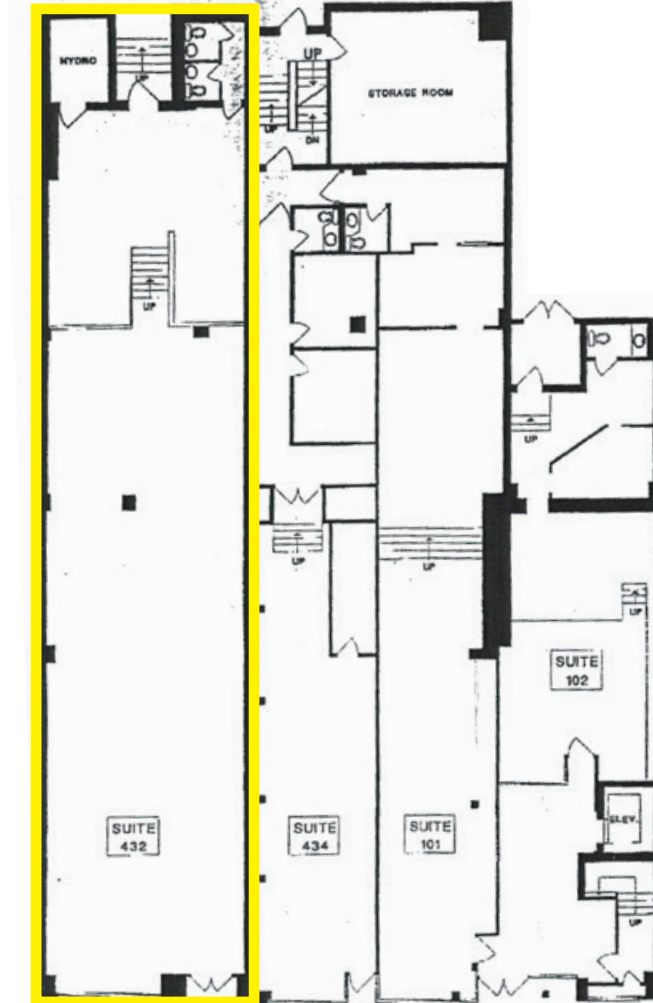


Students on every block



Bright storefront window

Site Plan



Full height historic brick walls run from front to rear of store



Coffee shop next door



Neighbouring fashion boutique and sporting goods store



Bustling Gastown



Waves Coffee at the corner



VGC International College across the street



Nearby Woodward Development

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