



# 2032 East Hastings Street Vancouver, BC

**Diana Davidson**

*Vice President, Leasing*

604.449.2427

[ddavidson@anthemproperties.com](mailto:ddavidson@anthemproperties.com)

**Zac Osinchuk**

*Manager, Leasing*

604.237.0966

[zosinchuk@anthemproperties.com](mailto:zosinchuk@anthemproperties.com)





# Opportunity

**2032 East Hastings Street  
Vancouver, BC**

Introducing a high-exposure retail opportunity located on the bustling East Hastings corridor. This brand-new 4 story mixed-use development offers prime north-facing units, complete with signage visibility to maximize your business's presence.

Positioned within a vibrant and rapidly growing residential community, the area is home to young families and a thriving mix of independent retailers. This dynamic setting provides an ideal opportunity for businesses looking to establish themselves in a flourishing neighborhood.

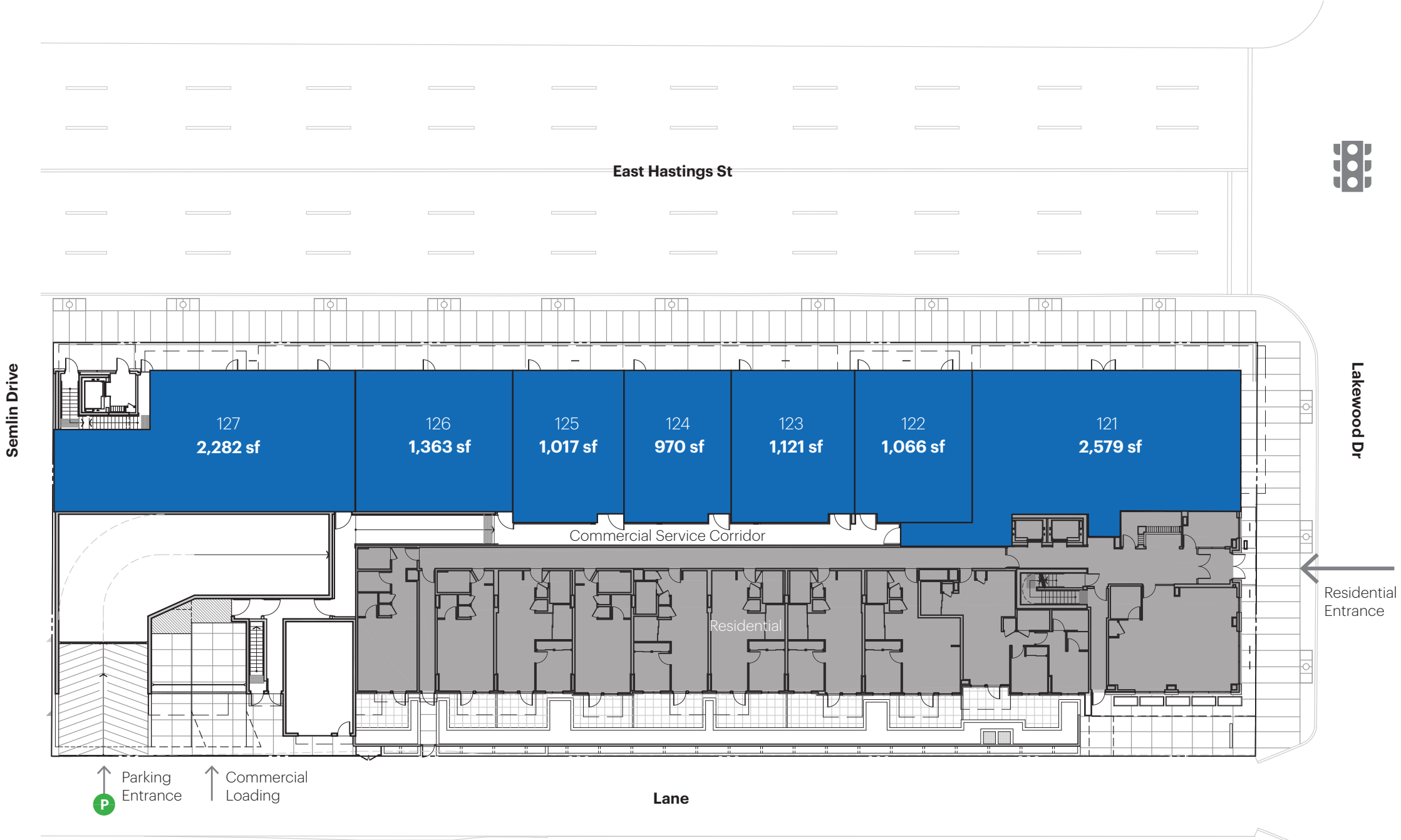


# Site Plan



Unit #	Sq.ft.	Tenant
121	2,579	Available
122	1,066	Available
123	1,121	Available
124	970	Available
125	1,017	Available
126	1,363	Available
127	2,282	Available

- Available
- Common Areas







## Property Details

<b>Total Leasable</b>	10,398 sf
<b>Retail Parking</b>	18 underground stalls
<b>Leasing Rates</b>	Contact listing agents
<b>Additional Rent</b>	Approx. \$22.00 psf
<b>Occupancy Date</b>	Spring 2026

Subject Property is positioned on the high-exposure southwest corner of East Hastings Street and Lakewood Drive. Currently under redevelopment, the project will feature a 4-storey building, including three floors of market rental units and over 10,000 sf of retail space on the ground level.

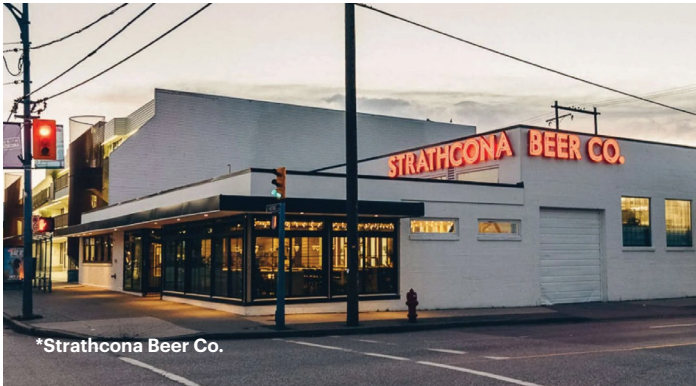
With completion anticipated in Spring 2026, Subject Property will offer an ideal opportunity for businesses and residents seeking to establish themselves in one of Vancouver's most exciting up-and-coming areas. The building will provide convenient access to public transit, and the surrounding amenities make it an attractive location for both commercial and residential tenants.



# Location

Located in the heart of East Vancouver’s lively East Village, Hastings Square is surrounded by a vibrant mix of retail shops, breweries, cafes, and essential services. The area offers easy access to popular spots such as **Pallet Coffee Roasters, Yolks, Tacofino, Strathcona Beer Co., and Parallel 49 Brewing, along with everyday conveniences like Dollar Tree and NoFrills.**

With over 625 businesses nearby, Hastings Square is poised to become an integral part of this diverse and thriving community. Excellent public transit options make it easily accessible, with downtown Vancouver just a 10-minute drive away and the PNE/Playland only 5 minutes to the east.



\*Strathcona Beer Co.



\*Parallel 49 Brewing Company



\*Yolks



\*Pallet Coffee Roasters

\* Source: Instagram



# Demographics

2023\*

\*Source: Statistics Canada - Census (5 min Drive)



Population  
**189,828**



Median Age  
**46**



Households  
**85,148**



Household Income  
**\$114,334**



Walk Score  
**96**



Transit Score  
**67**



Bike Score  
**77**



Number of  
Businesses  
**625**

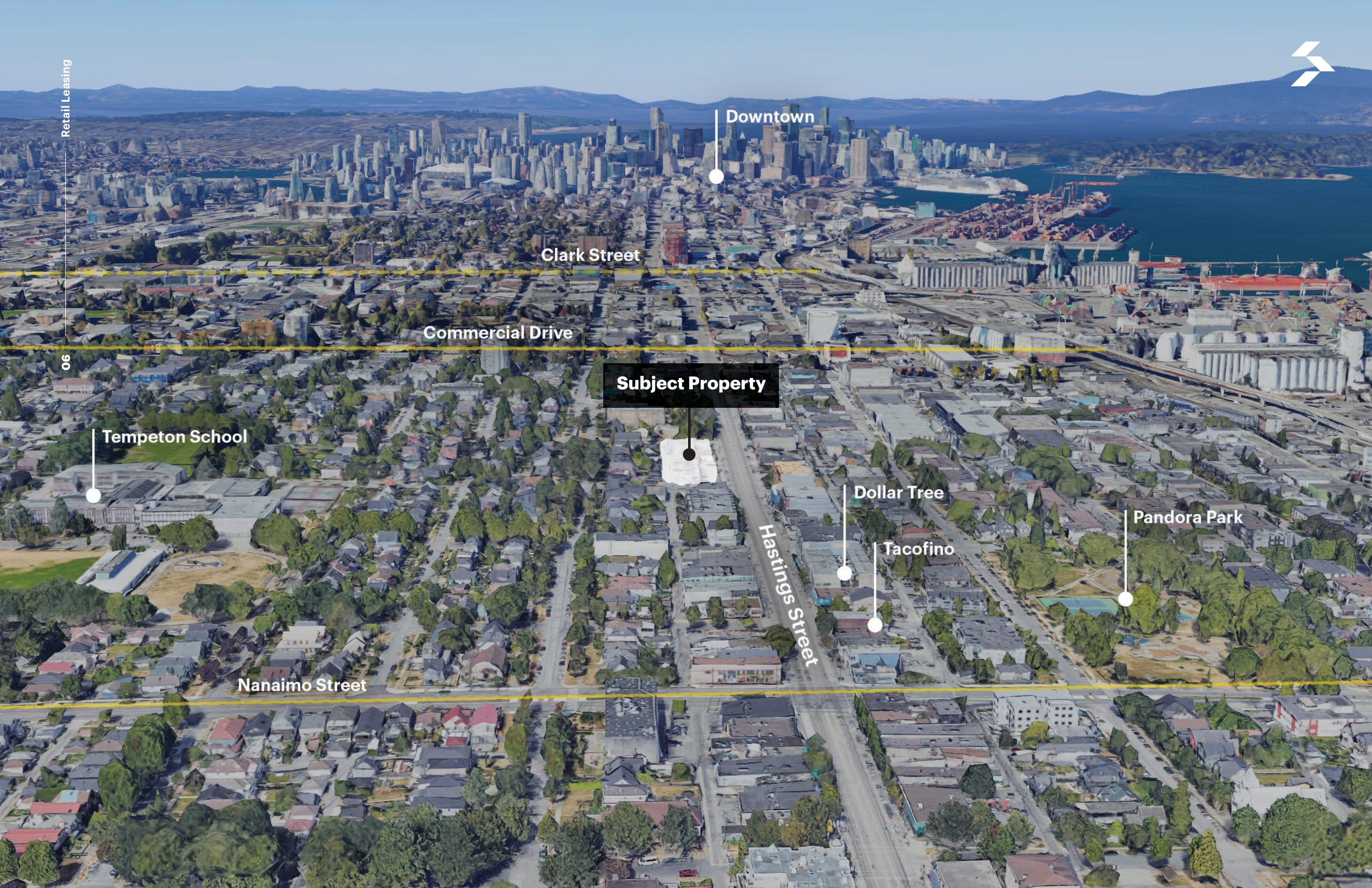


Downtown  
Vancouver  
**10**  
Minute  
Drive



PNE/Playland  
Hastings Park  
**5**  
Minute  
Drive





Downtown

Clark Street

Commercial Drive

Subject Property

Tempeton School

Dollar Tree

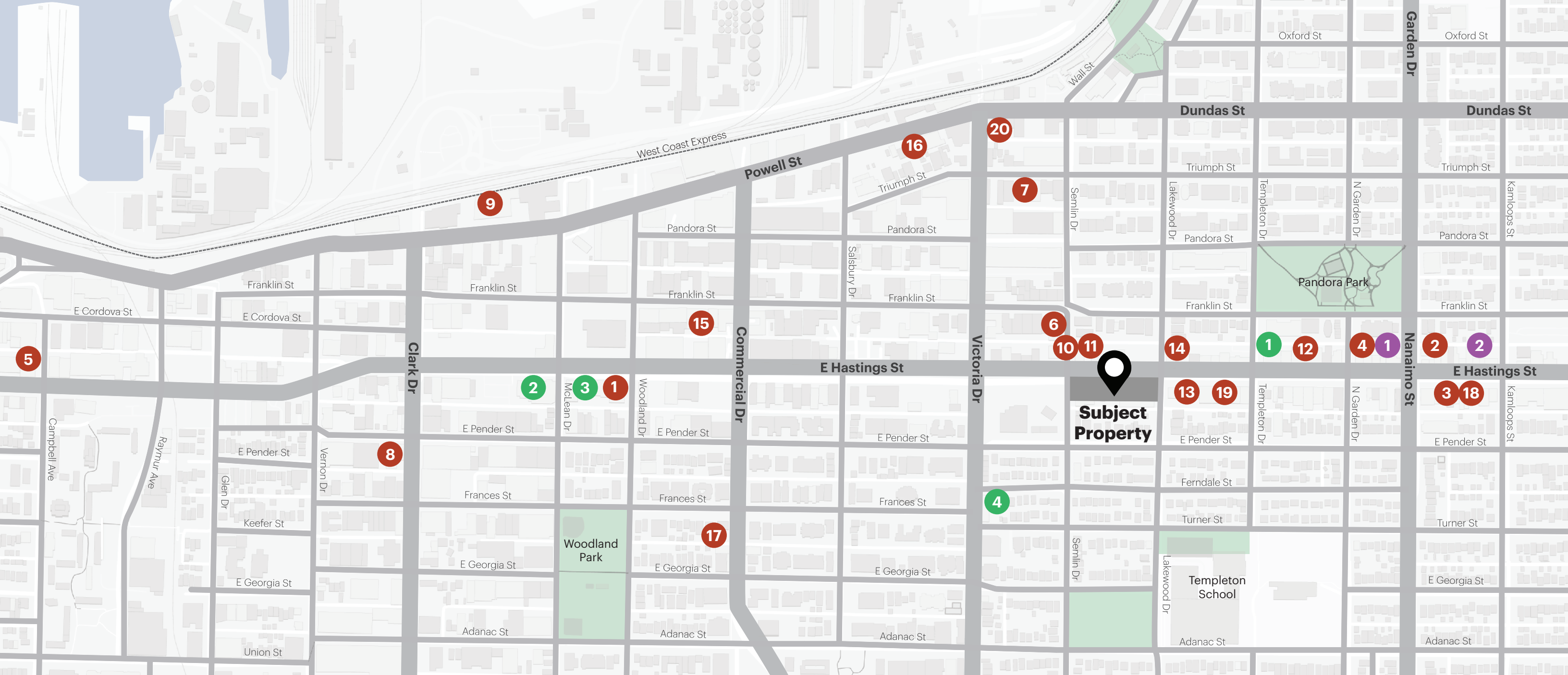
Tacofino

Pandora Park

Nanaimo Street

Hastings Street





# Nearby Amenities

2032 East Hastings Street, Vancouver, BC

## Food & Drinks

- |                        |                           |                          |                              |
|------------------------|---------------------------|--------------------------|------------------------------|
| 1. Yolks               | 6. Pallet Coffee Roasters | 11. A&W                  | 16. Slow Hand Brewery        |
| 2. East Café           | 7. Parallel 49 Brewing    | 12. Doe Coffee           | 17. Pepino's Spaghetti House |
| 3. Tentatsu Sushi      | 8. Superflux Beer Company | 13. The Red Wagon Cafe   | 18. Breka Bakery & Café      |
| 4. Tacofino            | 9. Powell Brewery         | 14. Innocent Ice Cream   | 19. Nonna's Cucina           |
| 5. Strathcona Beer Co. | 10. Yama Cafe             | 15. Resurrection Spirits | 20. JJ Bean Coffee           |

## Shopping

-  **DOLLAR TREE**
-  **NOFRILLS**
-  **DOLLARAMA**
-  **BOSAFOODS**

## Financial Institutions

- RBC Royal Bank
- TD Canada Trust



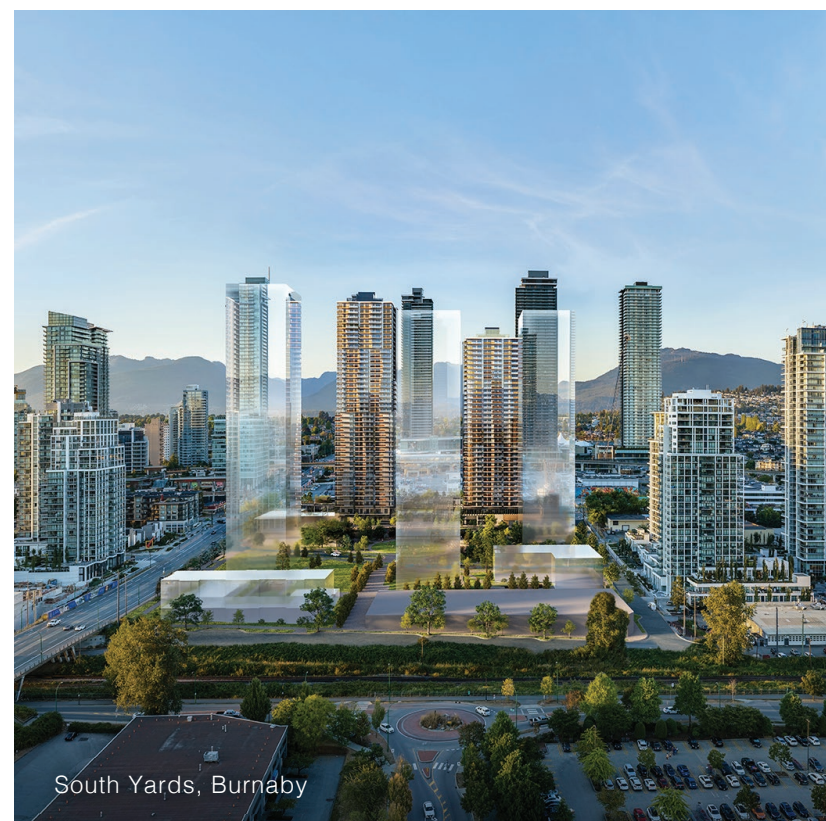


Founded in 1991, Anthem is a team of 850+ people driven by creativity, passion and direct communication. Anthem has invested in, developed or managed – alone or in partnership – more than 400 residential and commercial projects across North America.

Our growing residential portfolio includes 44,000 homes that are complete, in design or under construction, from mixed-use residential to townhome, rental and single-family homes.

We own, co-own, manage or have previously owned 12 million square feet of retail, industrial and office space, and our land portfolio includes more than 60 communities, spanning 9,100 acres across Canada and the United States.

Anthem is a real estate development, investment and management company that strives, solves and evolves to create better spaces and stronger communities. **We are Growing Places.**





# Leasing Contact

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604.449.2427

ddavidson@anthemproperties.com

**Zac Osinchuk**

*Manager, Leasing*

604.237.0966

zosinchuk@anthemproperties.com

**Anthem Properties Group Ltd.**

Suite 1100, Bentall 4, Box 49200

1055 Dunsmuir Street

Vancouver, BC V7X 1K8

Phone 604 689 3040

anthemproperties.com

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V 10/01/25

