



## 122 East Hastings Street Vancouver, BC

### Opportunity

To lease a ground floor commercial space spanning approximately 4,155 SF on the ground floor, plus an additional 350 SF mezzanine. Currently operating as a pub, the space comes equipped with men's and women's washrooms, providing a turnkey solution for licensed premises or adaptable options for a wide variety of retail and commercial uses.

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# 122 East Hastings Street

## Vancouver, BC

### Location

122 E Hastings Street is located in Vancouver's Downtown Eastside, a neighbourhood known for its historic character, strong sense of community, and ongoing revitalization efforts. While the area faces social challenges, it is also home to a growing number of independent businesses, artists, and non-profits. The location offers high visibility, access to transit, and proximity to Chinatown, Gastown, and the downtown core, making it a realistic option for tenants looking for affordable space in a centrally located, evolving part of the city.

### Features

- ▶ Currently operating as a bar with a liquor primary
- ▶ High ceilings
- ▶ 25' of street frontage
- ▶ Prominent signage opportunities
- ▶ Existing Men's & Women's washrooms
- ▶ Maximum occupancy currently 175 persons
- ▶ Basement storage space available

#### Available Area (approx.)

Main Floor	4,155 SF
Mezzanine	350 SF
<b>Total</b>	<b>4,505 SF</b>

#### Gross Rent

\$30.00/SF

\*Only charged on the main floor area

#### Gross Monthly Rent

\$10,387.50 + GST

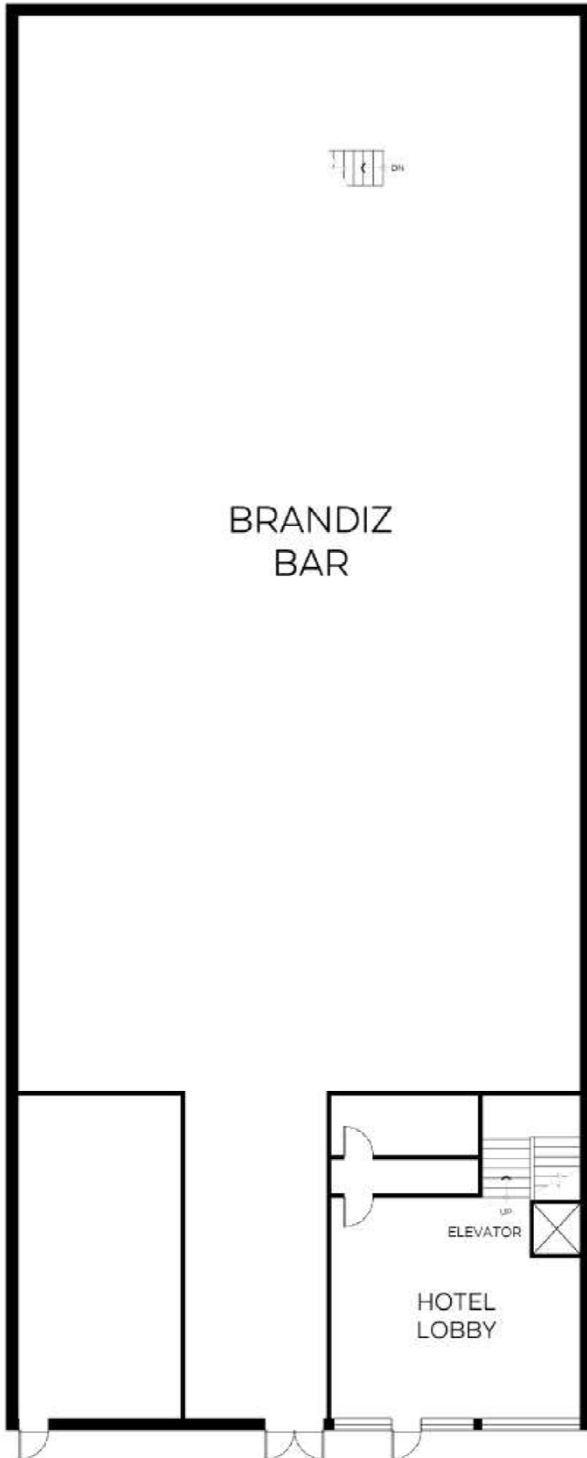
#### Availability

With 30 days' notice

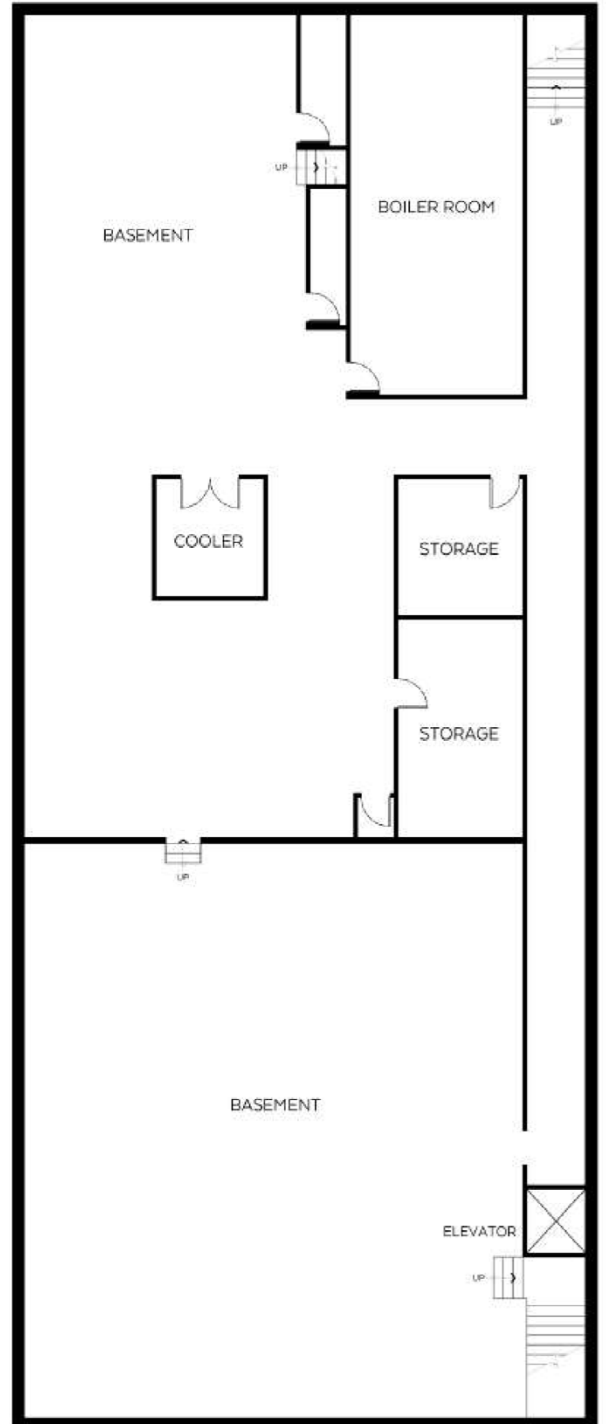
#### Zoning

DEOD

Ground Level Entry Floor



Basement Floor





- 1. Di Beppe Restaurant
- 2. East Van Roasters
- 3. Pizza Pizza
- 4. Smith's Irish Pub
- 5. Blarney Stone
- 6. PiDGiN
- 7. Aiyahno Cafe
- 8. Calabash Bistro

- 9. The West Pub
- 10. Between 2 Buns Burgers
- 11. Jade Dynasty Dim Sum
- 12. New Town Bakery
- 13. The Keeper Bar
- 14. Say Hey Cafe & Deli
- 15. DD MAU Chinatown
- 16. Mello

**98** WALKER'S PARADISE  
**100** RIDER'S PARADISE  
**100** BIKER'S PARADISE

# NAI Commercial

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