

OVER 80% SOLD!  
ONLY 1 UNIT AVAILABLE



# HILLTOP

High Exposure Strata Retail Units Along East Hastings in the up-and-coming neighbourhood of Grandview-Woodland

STRATA FOR SALE

DEVELOPED BY:  
 OPEN CONCEPT

COMMERCIAL OPPORTUNITIES MARKETED BY:  
 SITINGS



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# PROJECT SUMMARY

Hilltop is the latest new mixed-use project by Open Concept Development featuring 33 market condo units and 4 retail units. The project is strategically positioned in Vancouver's lively Grandview-Woodland neighbourhood on the southeast corner of East Hastings and Lakewood Drive. The retail component provides excellent exposure to the highly trafficked East Hastings corridor and is surrounded by a vibrant mix of strong and diverse retail users creating a unique environment for the project's end users to thrive.

The development includes:

- ✦ 3,118 SF of street-level retail space
- ✦ Significant residential population growth occurring in the immediate area with many new mixed-use projects currently under development
- ✦ Strong area demographics with a median age of 40 years old and household income over \$113,000
- ✦ CRU 2 has base building provisions for food production (ventilation shaft for kitchen exhaust)



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# DETAILS

✦ Available: 577 SF of street-level retail space

UNIT	SIZE	PRICE	EST. STRATA FEES (MONTHLY)	PARKING ALLOCATION
CRU 2	577 SF	\$645,000	\$312.64	-

✦ Available: Immediately

✦ Zoning: **C-2C1**

✦ Parking:

✦ Visitor Parking: 2 stalls shared with residential

✦ Street Parking: Ample street parking as summarized on Page 5

✦ Easily accessible to public transit, a 10-minute drive to Downtown Vancouver, and a 5-minute drive to Highway 1, providing convenient access to the Lower Mainland and beyond.

## AREA TENANTS



## DEMOGRAPHICS

	1 KM	3 KM	5 KM
2025 Population	14,620	83,327	254,868
2025 Daytime Population	11,720	87,031	396,914
2025 Average HH Income	\$114,157	\$116,939	\$130,743

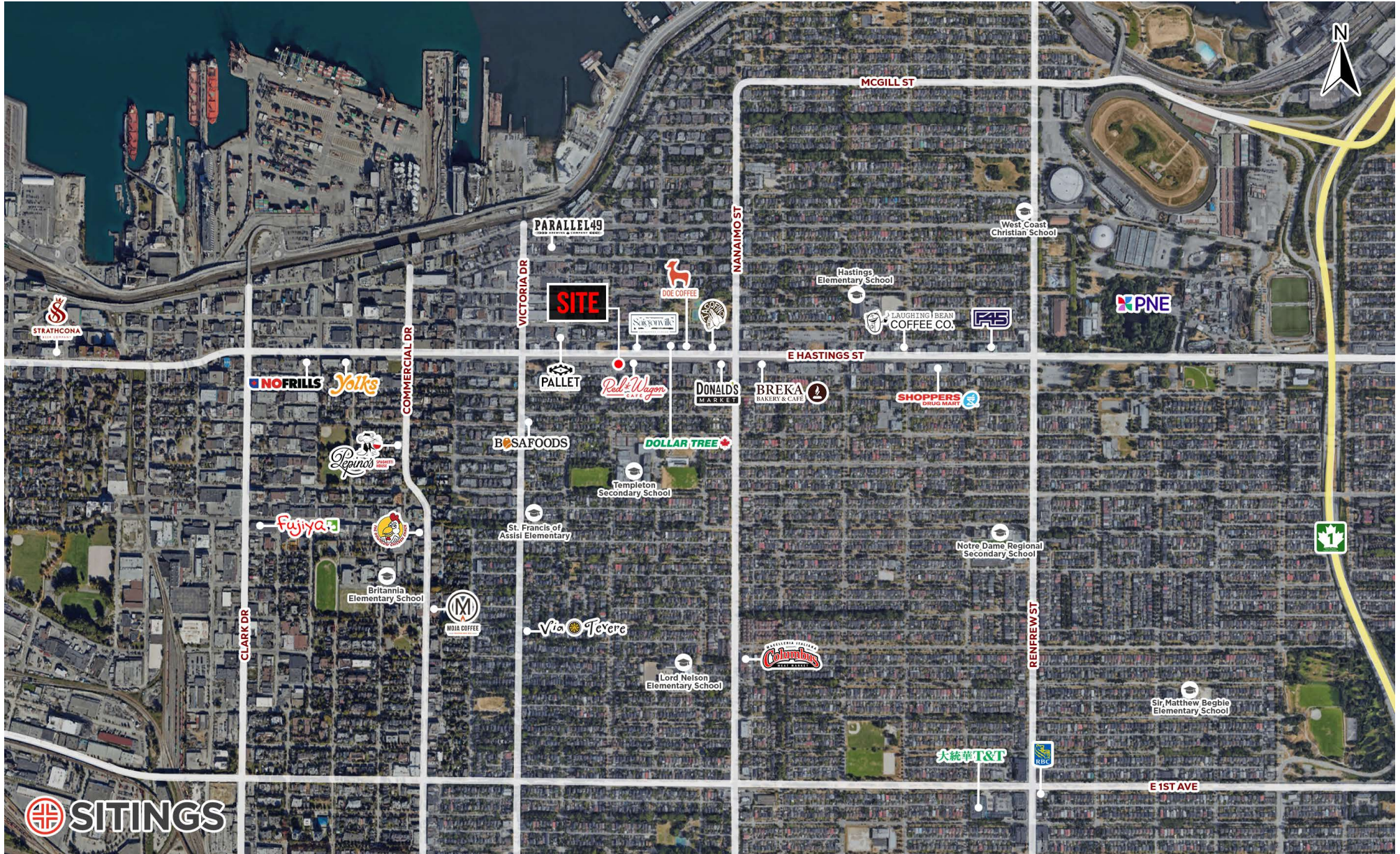
## CONTACT

DAVID KNIGHT

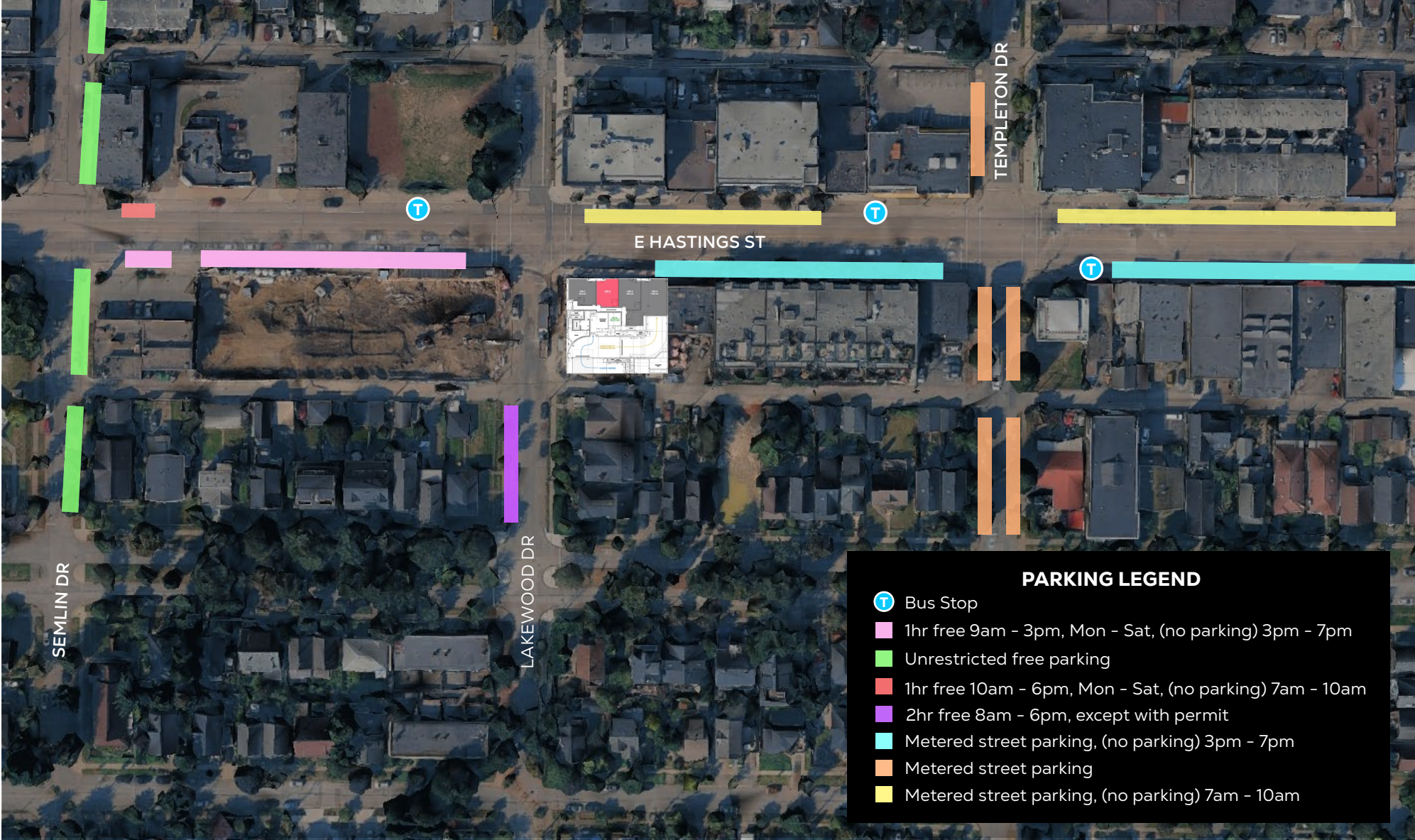
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# CURRENT STREET PARKING

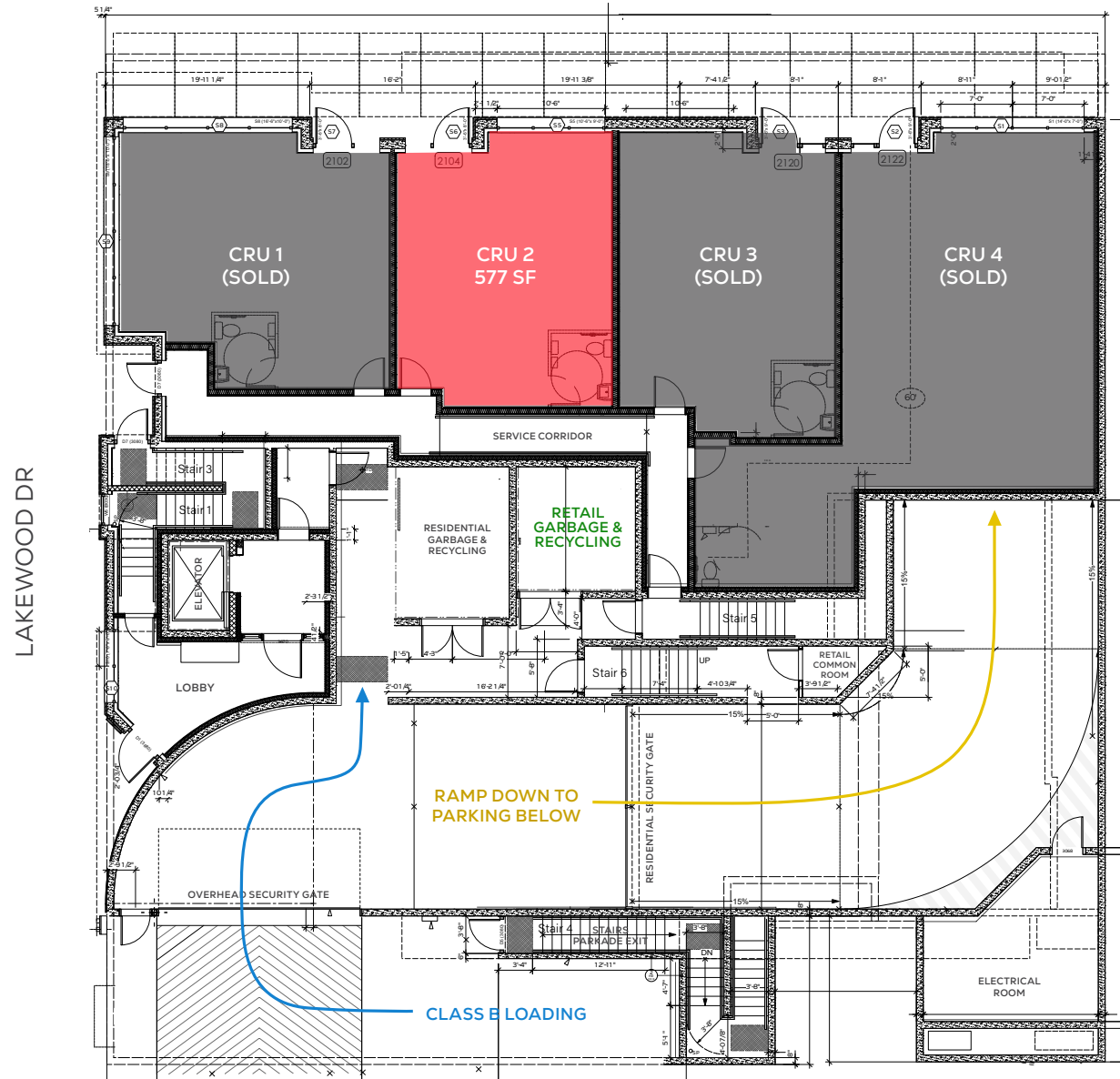


Parking is for marketing purposes only, buyer beware and should verify accuracy of all information shown. Subject to change by the City of Vancouver without notice.

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# RETAIL SITE PLAN

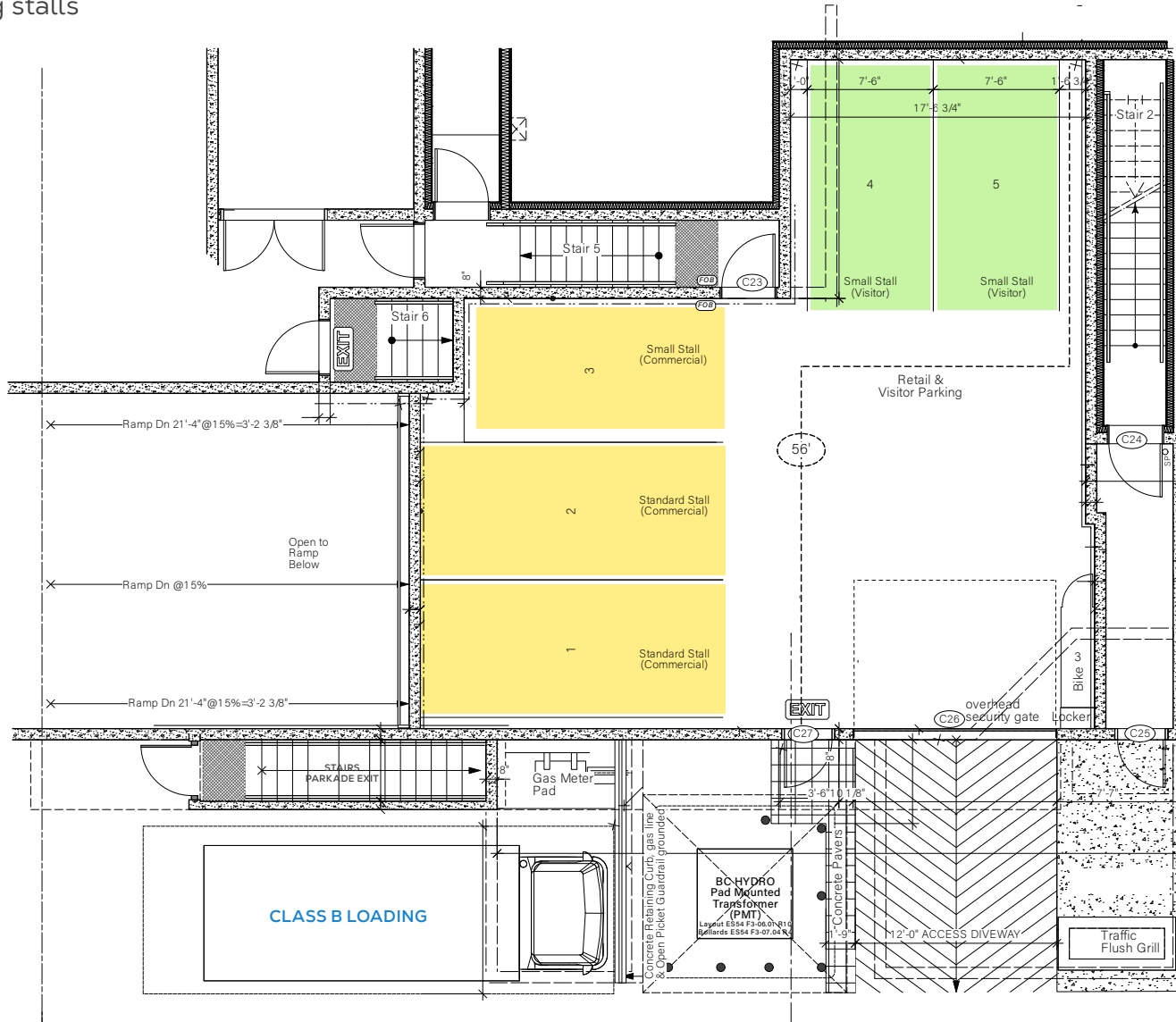
E HASTINGS ST



# RETAIL PARKING PLAN

 commercial parking stalls

 visitor parking stalls



# CONTACT

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