

FOR LEASE

855

E HASTINGS STREET

Approved Strathcona Limited Food Retail & Production Opportunity



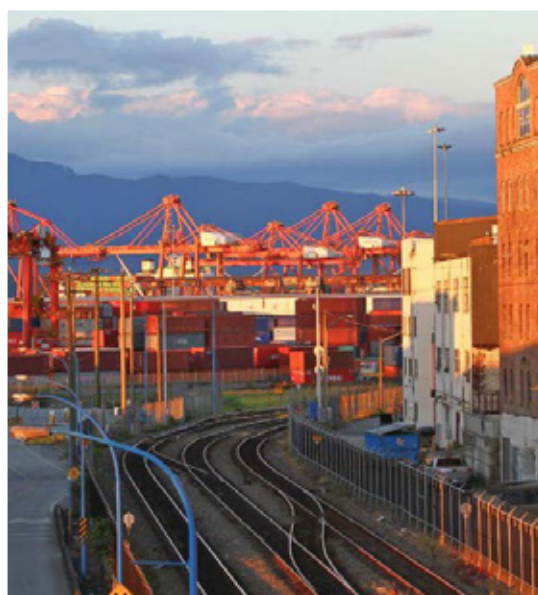
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# Rooted in East Vancouver's Creative Culture. Connected to the City's Business Core.



## THE LOCATION

The property is located on the north side of East Hastings Street in the heart of vibrant Strathcona. A neighbourhood celebrated for its creative spirit and community charm. Just minutes from Downtown and next to Railtown, Chinatown, and Gastown, this area blends heritage character with fresh growth.

Steps away, you'll find local favourites like Strathcona Beer Company, Les Amis Du Fromage, The Garden Strathcona Café, Hype Chocolate Co., Willet, and Prototype Coffee. One block east, Strathcona Village by Wall Financial has brought 350 new homes and over 60,000 SF of commercial space, adding even more energy to the neighbourhood.

With a growing mix of residents, businesses, and amenities, this location is at the centre of an exciting transformation. A place where community and opportunity come together.

# THE FEATURES



Fully redeveloped property with newly upgraded façade



Large windows providing abundant natural light and excellent signage exposure



Over-height ceilings throughout



Upgraded building systems including HVAC distributed throughout and 200-amp 3-phase power



Dedicated in-suite washroom plus additional shared common area washrooms



Shared loading area at rear

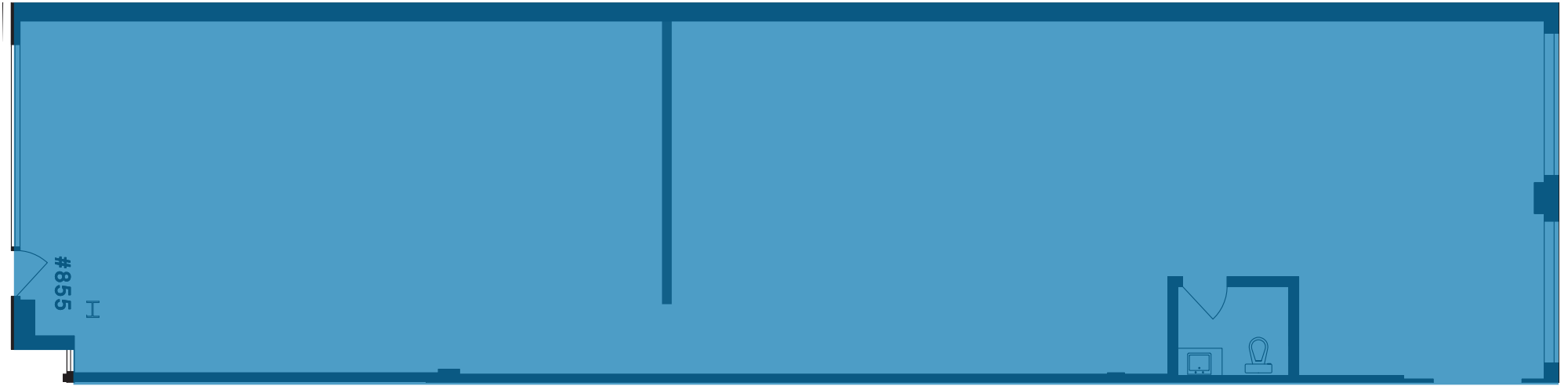


Secure bicycle storage



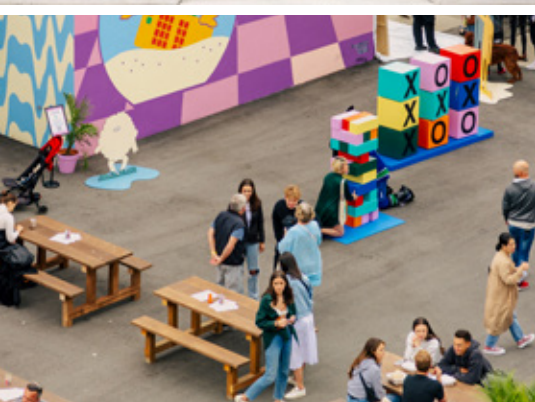
Private parking at rear





SIZE: <sup>1</sup>	BASIC RENT:	ADDITIONAL RENT:	GROSS RENT: <sup>2</sup>	ZONING:	AVAILABILITY:
2,731 SF (Approx.)	\$28.00 PSFPA	\$17.23 (2026 est.)	\$10,293.59/month + GST	M-1 (Industrial)	Please contact agent

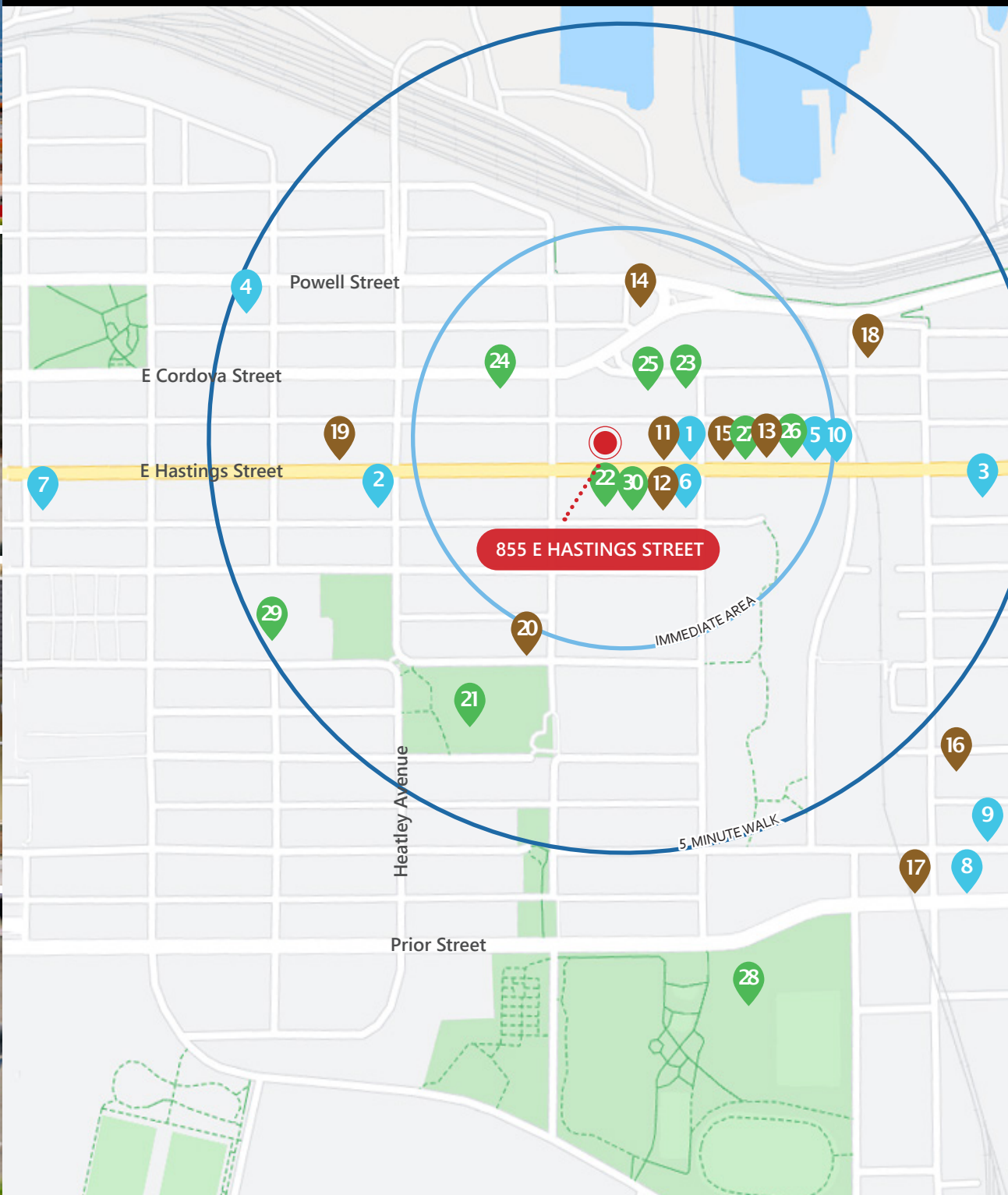
<sup>1</sup>All sizes are approximate and subject to verification.  
<sup>2</sup>Floor plans may not be 100% accurate and are subject to verification.



**86 Walker's Paradise**  
Daily errands do not require a car

**74 Rider's Paradise**  
World-class public transportation

Source: walkscore.com



**DINING + COCKTAILS**

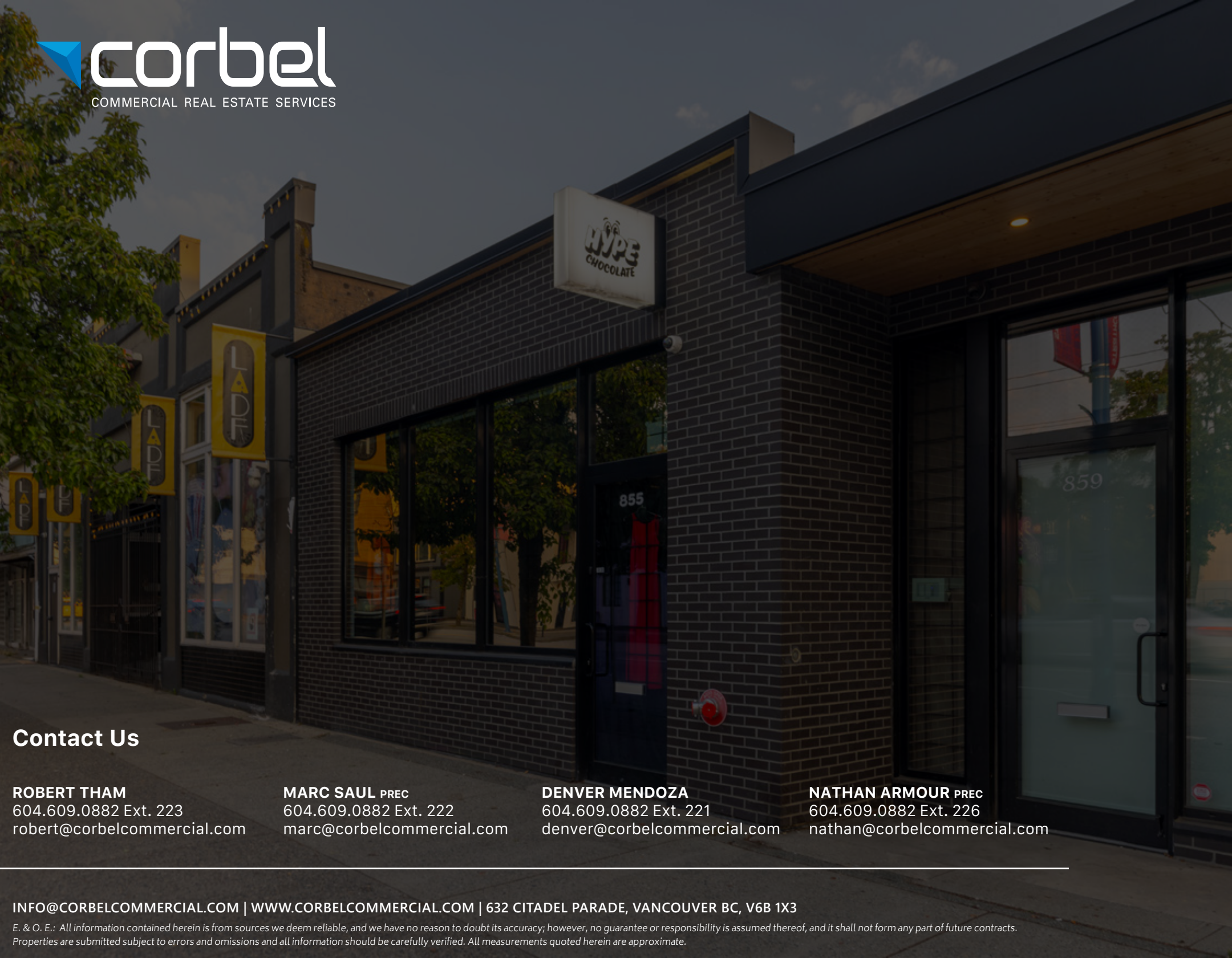
1. Strathcona Beer Company
2. The Heatley
3. Pink Pearl Chinese Seafood Restaurant
4. Dosanko
5. Pho Khanh Express
6. S2 Cafe House
7. Hanoi Pho
8. Luppolo Brewing Co.
9. Savoury Chef Foods
10. Tatchan Noodles

**COFFEE + CASUAL FARE**

11. Prototype Coffee
12. The Garden Strathcona
13. Rumor Cafe
14. Starbucks
15. Liquids + Solids
16. Peace and Culture Coffee
17. La Casa Gelato
18. Focacciaza
19. Coastal Eden Cafe
20. Wilder Snail

**AMENITIES + SHOPPING**

21. MacLean Park
22. Article
23. Lordco Auto Parts
24. MakerLabs
25. Clubcard Printing
26. Moonlight Natural Pet Store
27. Nima Tattoo
28. Strathcona Park
29. Strathcona Community Centre
30. Wilet



## Contact Us

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