

Parcel 2

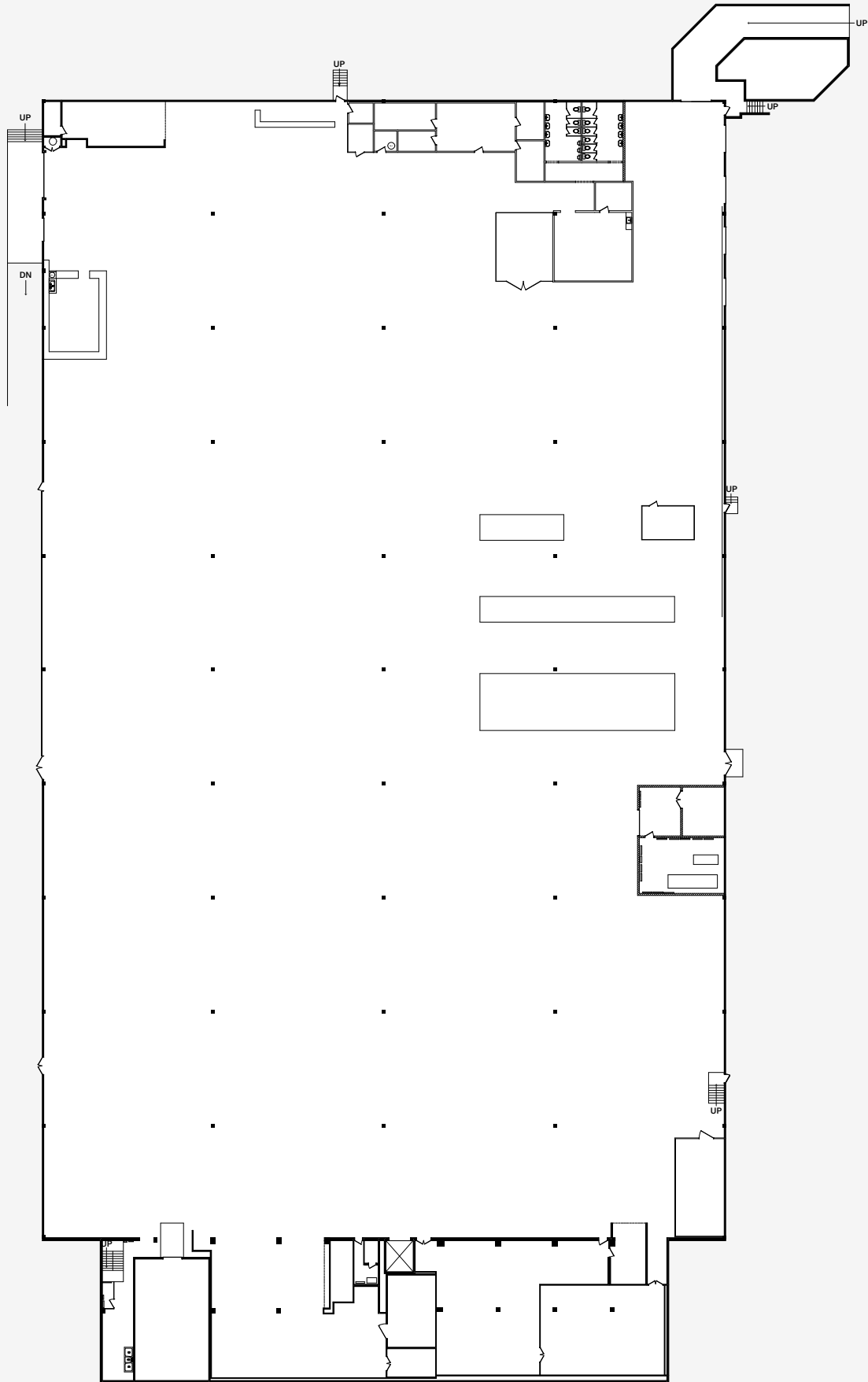
3585 Grandview Hwy.

This freestanding property presents a rare opportunity to acquire a high-profile retail asset, currently leased long-term to the City of Vancouver’s only Walmart Supercentre. Featuring outstanding visibility, strong traffic counts, and seamless access to major arterial routes, the property is surrounded by a robust mix of national and regional tenants and a growing residential population.

Address	3585 Grandview Hwy Vancouver, BC V2M 2G7
PID	013-551-159
Legal Description	LOT 6 SECTION 39 TOWN OF HASTINGS SUBURBAN LANDS PLAN 22177
Gross Land Area	6.40 acres
Gross Leasable Area	121,896 sf
Tenant	Walmart*
Zoning	CD-1 (452) (Comprehensive Development) ↗
Property Taxes (2025)	\$786,339
Policy Plan	Still Creek Employment ↗
Asking Price	Please contact the listing team

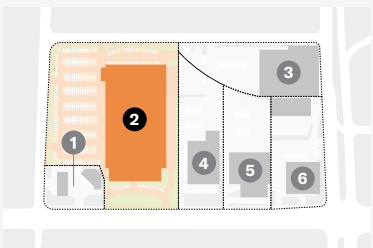
*Lease details can be found in the data room upon signing a Confidentiality Agreement

Main Level

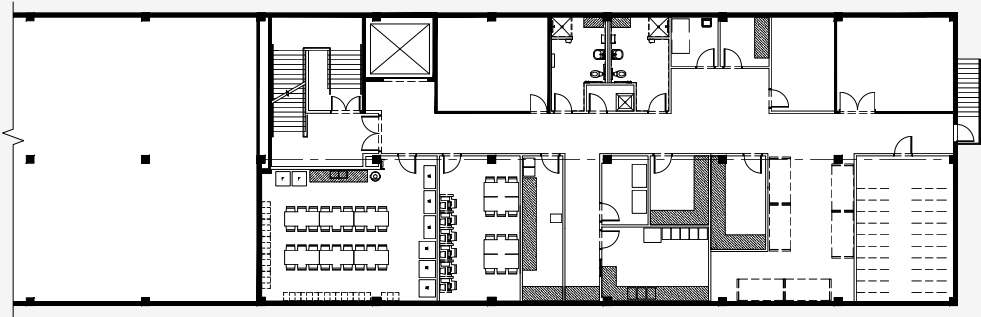


3585 Grandview Hwy.
Floorplans

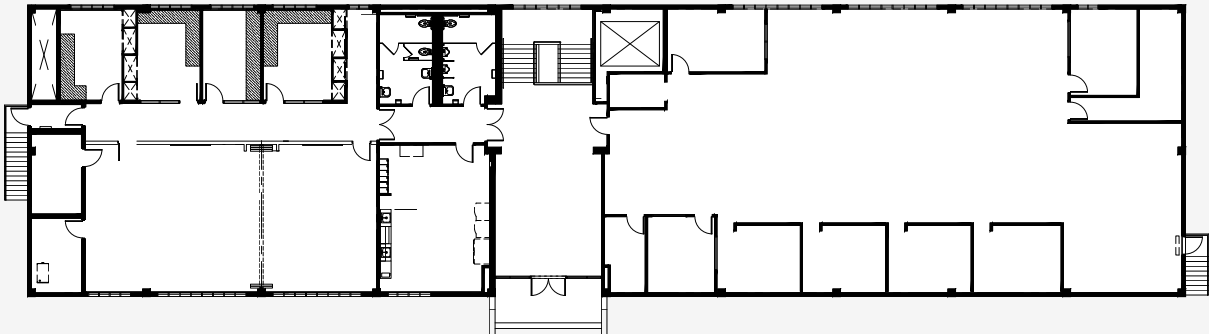
Total Building Area 121,896 sf



Mezzanine Level



Second Level





3585 Grandview Hwy. Images

