

FOR SALE

2270 E HASTINGS STREET

Rare East Village Investment/Development Opportunity



THE OPPORTUNITY

2270 E Hastings Street presents a rare opportunity to acquire a strategically positioned land parcel along one of East Vancouver's most established and evolving commercial corridors. Located at the intersection of the vibrant Hastings-Sunrise and Grandview-Woodland neighbourhoods, the property benefits from strong connectivity, a growing residential population, and convenient access to multiple transit routes.

Benefiting from substantial public and private investment, the surrounding area is experiencing a period of rapid growth and transformation driven by new residential and mixed-use development. Offered primarily as a land acquisition opportunity, the property presents a rare opportunity to secure a strategic position within an evolving urban corridor, with potential for future redevelopment, land banking, or assembly with neighbouring sites.

SALIENT FACTS

Civic Address

2270 E Hastings Street, Vancouver BC

Zoning

C-2C1 Commercial

Lot Size*

5,278.18 SF (Approx.)

Site Dimensions*

49.50ft x 106.63ft (Approx.)

PID

015-669-891

Property Tax

\$35,516.00 (2025)

Legal Description

LT 6, EXCEPT (A) PART IN PLAN 4162 AND (B) THE SOUTH 5.5 FEET NOW LANE, BLOCK 44 DL 184 PLN 178

Asking Price

Please contact agent

*All sizes are approximate and subject to verification



INVESTMENT HIGHLIGHTS



Prime East Hastings Exposure

Positioned directly on East Hastings Street, the property benefits from strong visibility along a well-established commercial corridor with direct access to surrounding residential density.



Exceptional Walkability

With a Walk Score of 98, the site offers a highly walkable urban location well-suited to future retail, service commercial, residential, or mixed-use concepts, subject to municipal approvals.



Mixed-Use Planning Context

The property is located within the Grandview-Woodland planning area and benefits from C-2A mixed-use zoning, with policy context supporting low-rise mixed-use development with at-grade commercial.



Potential Assembly Opportunity

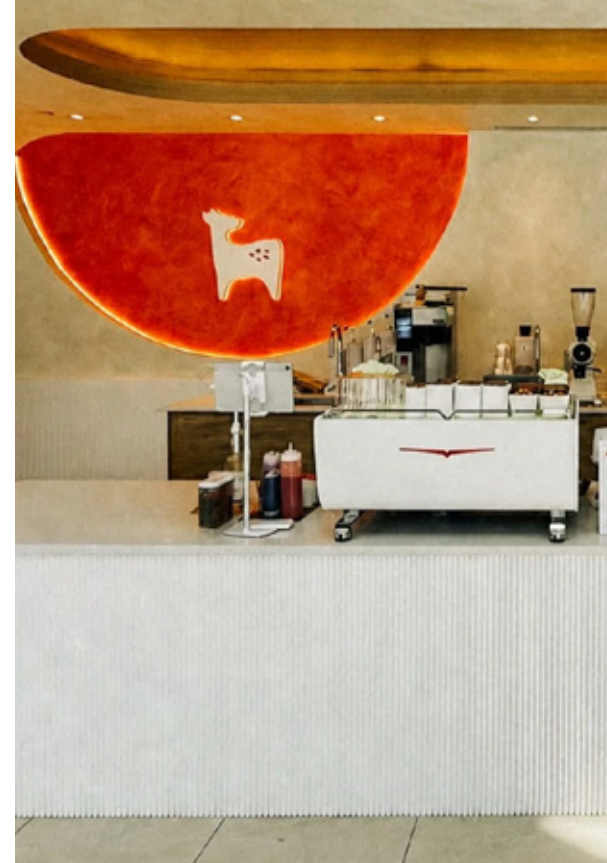
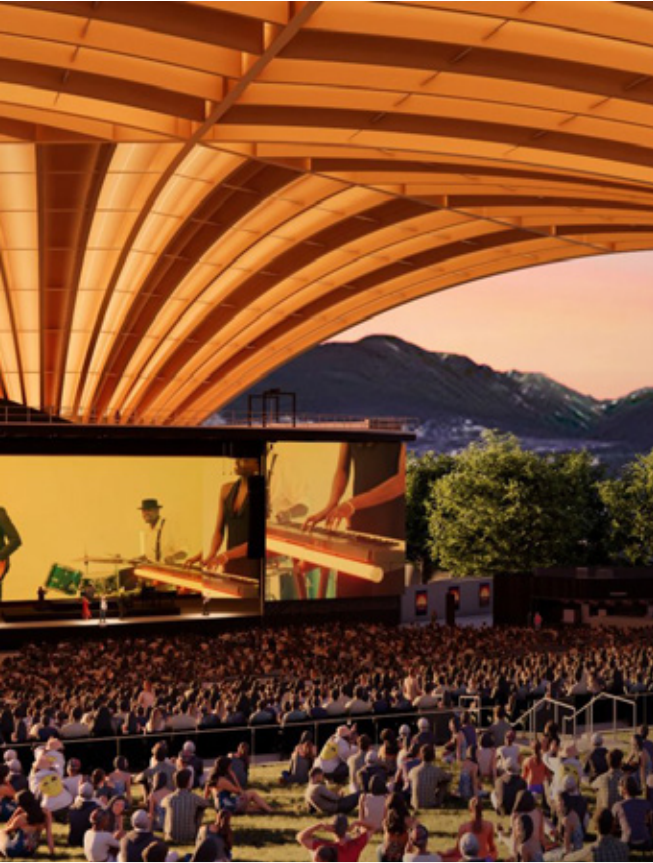
Situated within a rapidly evolving urban corridor, the approximately 5,288 SF site presents a strategic acquisition opportunity for both developers, investors, and owner-occupiers. The property also presents potential assembly opportunities with neighbouring parcels, providing purchasers with the flexibility to explore a larger-scale redevelopment opportunity over time.



Flexible CS-1 Zoning

The property's C-2C1 zoning allows for a broad spectrum of retail, restaurant, and service commercial uses, providing exceptional operational flexibility while supporting long-term value creation and future redevelopment potential.

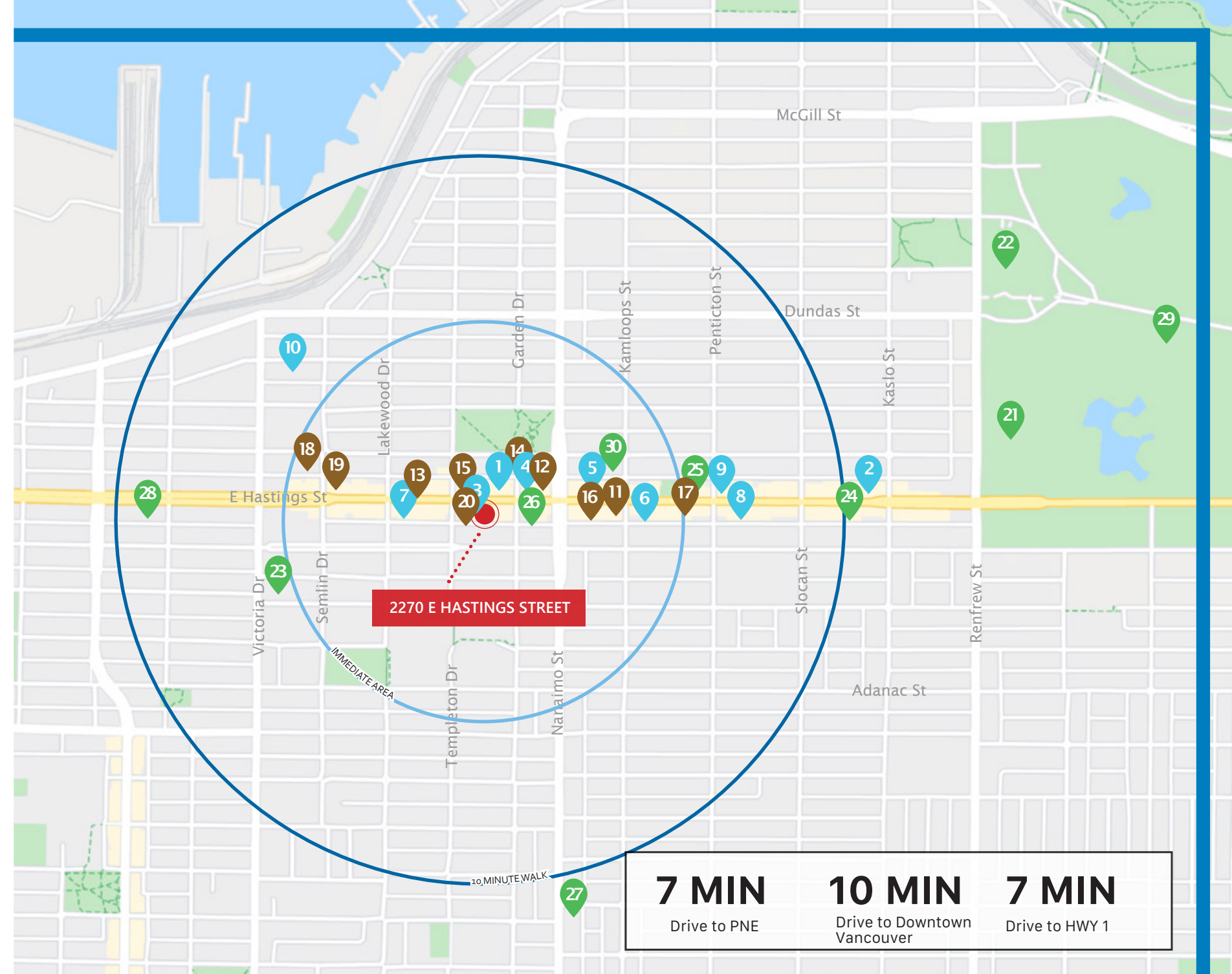




LOCATION

East Village has become one of Vancouver's most exciting urban neighbourhoods, blending a rich cultural history with a growing collection of acclaimed restaurants, cafés, breweries, and independent retailers. Positioned minutes from Downtown Vancouver, Commercial Drive, and Highway 1, the area continues to attract new residents, businesses, and investment while maintaining the authentic character that has made it a favourite among locals.

The neighbourhood is home to a curated mix of destination businesses including Yolks, Selene Aegean Bistro, Doe Coffee Roasters, Bosa Foods, and Tall Shadow Bakery, alongside an ever-evolving collection of boutiques, makers, and creative entrepreneurs. Further enhancing the area's appeal is its proximity to the PNE and the recently completed Freedom Mobile Arch, a landmark entertainment venue drawing visitors from across the region. Together, these elements have helped establish East Village as a vibrant destination for dining, culture, entertainment, and community life.



DINING + COCKTAILS

1. Dachi Vancouver
2. Le Petit Saigon
3. CHOMP Vegan Eatery
4. Tacofino Commissary
5. Bai Bua Thai Cuisine
6. Laska King
7. The Red Wagon
8. Tamam
9. Selene Aegean Bistro
10. Parallel 49 Brewing Company

COFFEE + CASUAL FARE

11. Tall Shadow Bakery
12. Platform 7 Coffee
13. Mr Red Cafe
14. Plain Jane Ice Cream
15. Doe Coffee Roasters
16. Breka Bakery
17. Nok Nok Cafe
18. Pallet Coffee Roasters
19. Yama Cafe
20. Obanhmi

AMENITIES + SHOPPING

21. Playland at the PNE
22. Pacific Colliseum
23. Bosa Foods
24. Shoppers Drug Mart
25. London Drugs
26. Donald's Market
27. Columbus Meat Market
28. Mudlab Pottery
29. Freedom Mobile Arch
30. TD Canada Trust



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