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THE HYLAND

Retail Pre-Lease Opportunities at New High Exposure Mixed-Use Project at Kingsway and Prince Albert St.

810 Kingsway, Vancouver BC

PRE-LEASING BROCHURE



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PROJECT SUMMARY

The Hyland is strategically located at the intersection of Kingsway and Prince Albert Street in a rapidly growing urban neighbourhood in East Vancouver. The project will offer retailers high exposure to pedestrian and vehicle traffic with attractive amenities and ample transit options within walking distance.

- Available unit sizes starting from 957 SF
- CRU 1 & 3 have kitchen exhaust venting for restaurant/ eatery uses
- Designated commercial underground parking with dedicated elevator
- Built-in customer base with 108 market residential units above the retail component
- Central location within close proximity to engaging amenities
- Estimated completion date June 2024



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DETAILS

✦ Available Units:

✦ CRU 1: 1,813 SF (corner unit)

✦ CRU 3: 957 SF

✦ Available: June 2024

✦ Ceiling Heights: Starting at 13 feet

✦ Base Rent: Contact Listing Agent

✦ Kitchen Class 1 Venting Available: CRU 1 and CRU 3

✦ Additional Rent: \$18.00 PSF (est.)

✦ Patio Potential: Permitted by Landlord subject to the tenant obtaining necessary municipal approvals

✦ Commercial Parking: 18 underground paid stalls

AREA TENANTS

SAVIO VOLPE

BELLS AND WHISTLES

Faux BOURGEOIS

THE PERI PERI SHACK
FLAME GRILLED CHICKEN

Sal y Limón
Mexican Cuisine

Myodetox

DEMOGRAPHICS

	3 MIN	5 MIN	10MIN
2022 Population	37,335	108,303	474,506
2027 Populations Projections	40,032	118,090	516,824
2022 Average HH Income	\$113,952	\$120,558	\$120,492
2027 Average HH Income Projections	\$135,939	\$143,000	\$142,793

CONTACT

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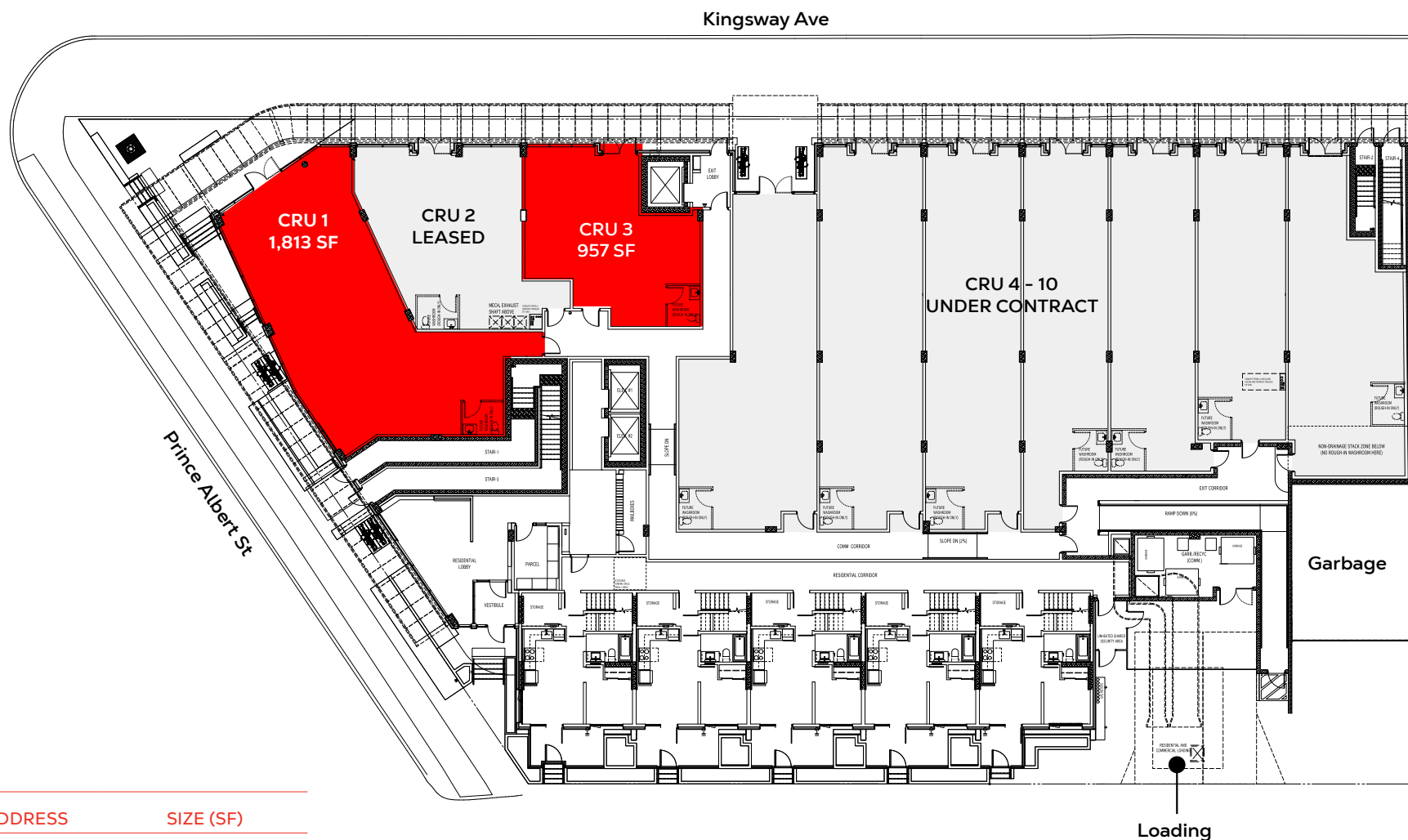
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FLOOR PLAN

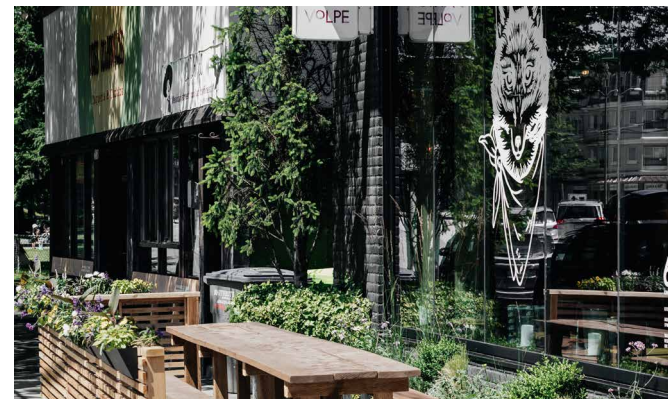
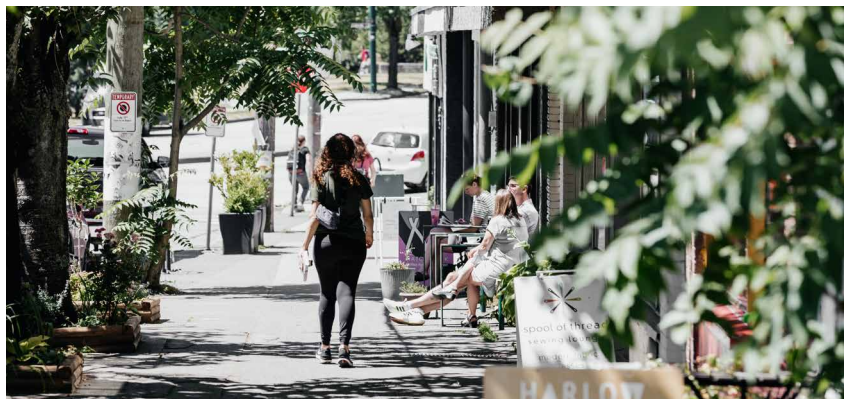


CRU	CIVIC ADDRESS	SIZE (SF)
1	802 Kingsway	1,813
2	808 Kingsway	LEASED
3	812 Kingsway	957
4-10	818-846 Kingsway	UNDER CONTRACT

THE NEIGHBOURHOOD

Situated in the diverse Fraserhood area, one of Vancouver's newest and fastest growing neighbourhoods, which includes a strong local business community and one of the fastest growing residential sectors of Vancouver. The community is undergoing a remarkable transformation with the arrival of new residential buildings, attracting top-tier services and trendy street-front retail. 810 Kingsway is centrally located with easy and convenient access to downtown Vancouver, Burnaby and Richmond.

Kingsway's skyline and streetscape's are evolving rapidly with the emergence of several new mixed-use residential and retail projects.



AERIAL

