

HEM

PREMIUM RETAIL UNITS FOR LEASE

385 LAKEWOOD DRIVE, VANCOUVER BC

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WOVEN INTO EAST VAN, HEM IS A NEW EXPRESSION
OF A COMMUNITY RICH IN LOCAL CULTURE.

70 HOMES ABOVE 6 STREET
FRONT RETAIL SPACES. HEM IS SURROUNDED BY A VIBRANT MIX
OF STRONG AND DIVERSE RETAIL USERS CREATING A UNIQUE
COMMUNITY.

HEM (n.)

a word once lost is
now found—HEM is
a symbol for home,
for place-making
and for a new sense
of living within a
village.



—Architecture that blends the character of the neighbourhood's industrial past with the refinement of contemporary design.

—Located on East Hastings, one of Vancouver's main East-West throughfares with 32,000 vehicles per day.

—Well-designed retail units under 1,000 SF with the ability to combine to accommodate a diverse end-user mix.

—Well connected with access to multiple bus lines and bike paths providing connection to Downtown Vancouver, North Burnaby, Simon Fraser University, and other major landmarks.



RETAIL
684 up to 5,126 SF total



PARKING
7 commercial parking stalls
Ample street parking



RESIDENTIAL
70 rental residential units



ZONING
C-2C1
Office + Retail Use

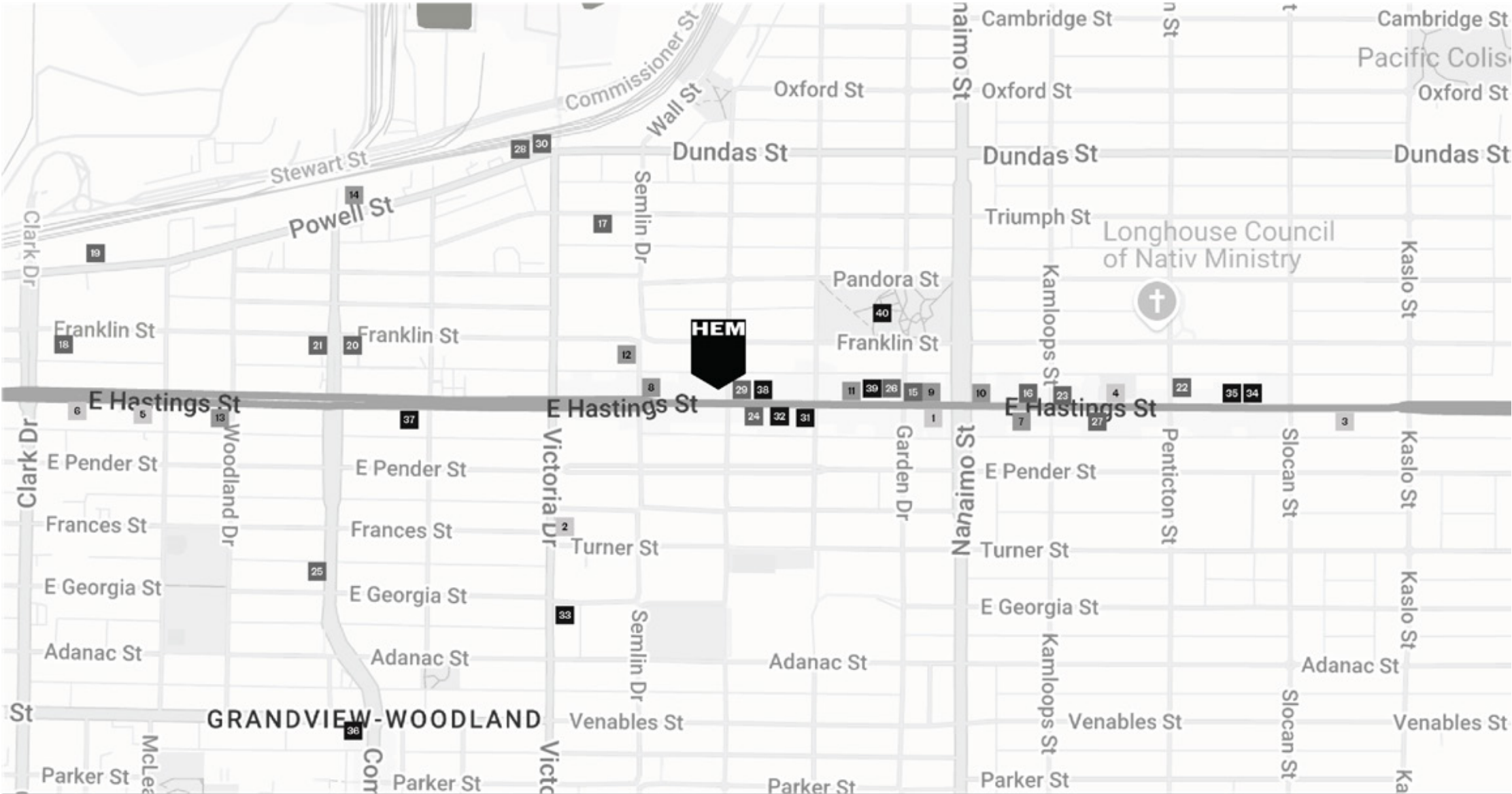


ESTIMATED OCCUPANCY
Spring 2028



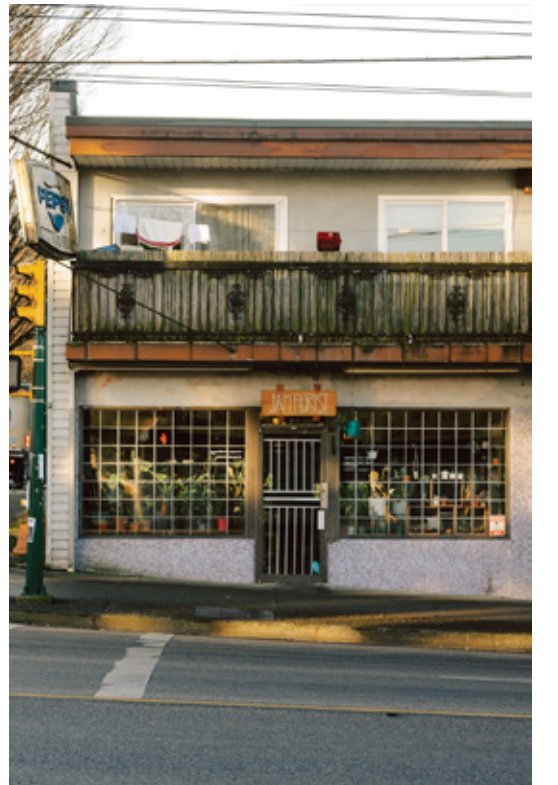
COMMERCIAL LOADING
1 Class B Loading





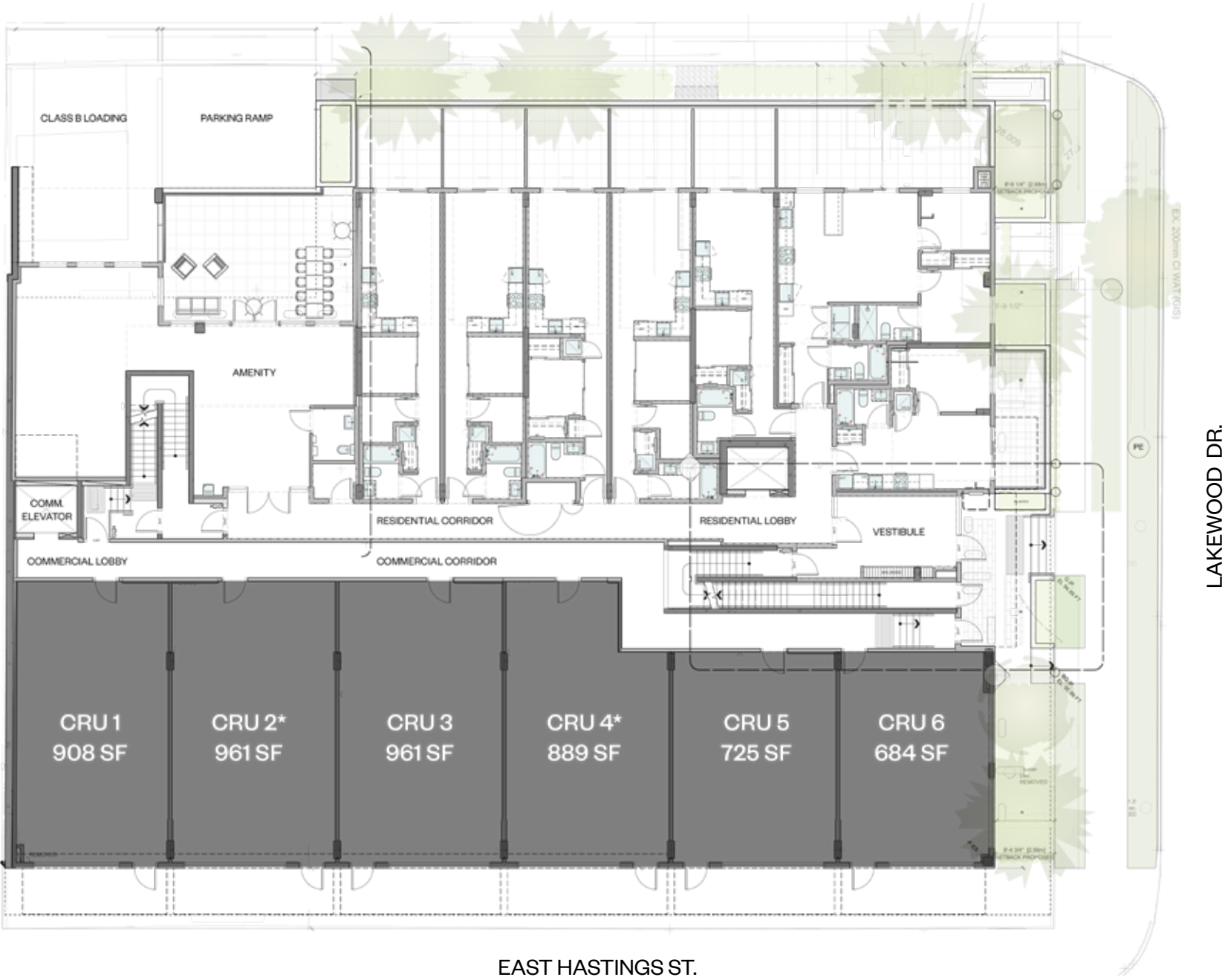
Hastings-Sunrise is a vibrant, tight-knit neighbourhood where community spirit thrives. Known for its welcoming atmosphere, the area is home to a mix of residents who value connection and creativity. Independent businesses line the streets, from charming cafés to unique boutiques, giving the neighbourhood a distinctive, local flair. The cultural scene is equally lively, with vibrant murals, art installations, and festivals that celebrate the rich diversity of the community.

- | | | | | | |
|-----------------------|---------------------------|-------------------------|------------------------|--------------------------|-------------------------|
| 1 Donalds Market | 7 Tall Shadow Bakery | 15 Tacofino | 22 Selene Agean Bistro | 31 Jam Florist | 38 Innocent Ice Cream |
| 2 Bosa Foods | 8 Yama Cafe | 16 It's Okay | 23 Le Pho Vietnamese | 32 Billy Would | 39 Plain Jane Ice Cream |
| 3 Shoppers Drug Mart | 9 Platform 7 Coffee | 17 Parallel 49 Brewing | 24 The Red Wagon | 33 Georgia General | 40 Pandora Park |
| 4 Future London Drugs | 10 East Cafe | 18 CowDog Brew Co. | 25 Pepino's | 34 Iron Dog Books | |
| 5 No Frills | 11 Doe Coffee | 19 Powell Brewery | 26 Dachi | 35 Baaad Anna's Yarn | |
| 6 Gourmet Warehouse | 12 Pallet Coffee Roasters | 20 Storm Brewing | 27 Laksa King | 36 Slice of Life Gallery | |
| | 13 Yolks | 21 Resurrection Spirits | 28 Niwa Restaurant | 37 Mudlab Pottery | |
| | 14 La Luce Cafe | | 29 Peya | | |
| | | | 30 Aleph Eatery | | |



RETAIL STRATA PLAN

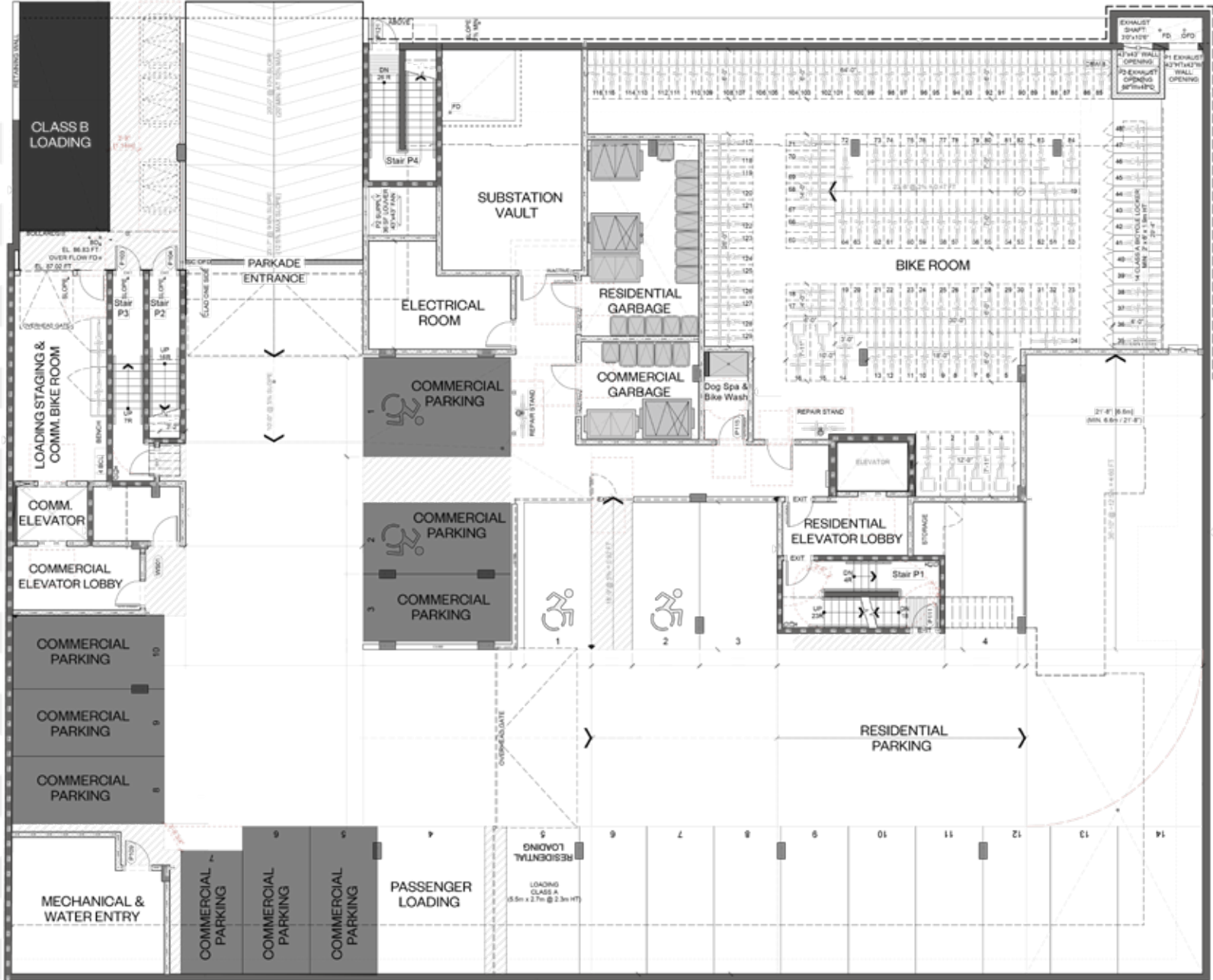
UNIT	SIZE (SF)	POWER (AMP)
CRU 1	906	200
CRU 2*	961	400
CRU 3	961	200
CRU 4*	889	400
CRU 5	754	200
CRU 6	684	200



Units can be combined to accommodate users up to 5,126 SF

* CRU with ventilation shaft for kitchen exhaust

P1 PARKING PLAN



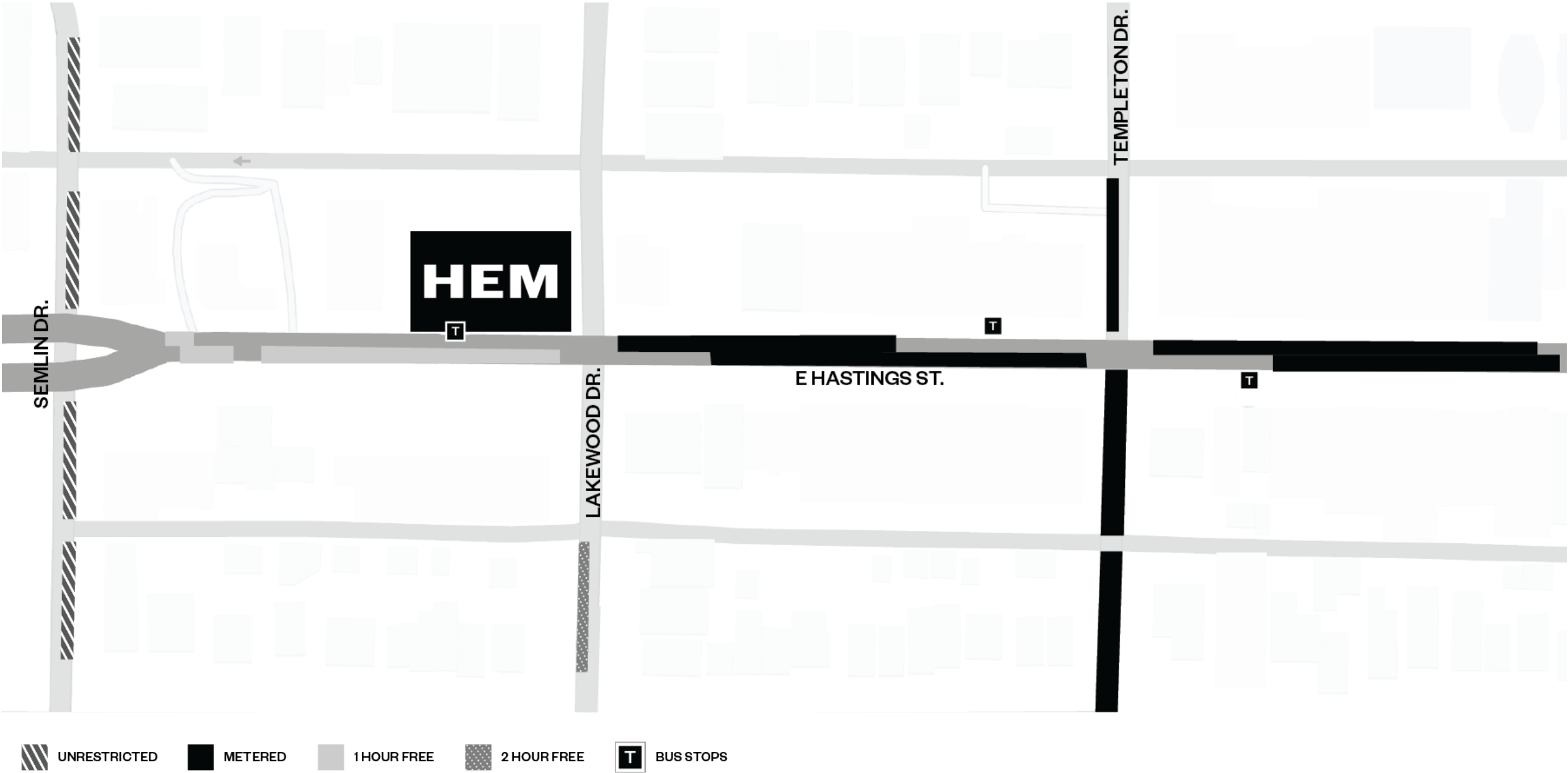
EAST HASTINGS ST.

LAKEWOOD DR.

7 Commercial Stalls

Dedicated commercial class B loading with access to commercial elevator, allowing for rear loading.

Exclusive commercial elevator & lobby, providing access from commercial parking to CRUs



As of June 2025.
Parking is for marketing purposes only, prospect purchasers and should verify accuracy of all information shown. Subject to change by the City of Vancouver without notice.

Hudson is a Vancouver-based real estate developer. They create uniquely aspirational spaced that fit within the urban fabric of the communities they work in. Working with a growing group of talented artists, architects, designers, and craftspeople, they aspire to design and build forward-thinking sustainable communities.



Assembly
Strathcona, Vancouver



Broadhurst & Whitaker
Kensington-Cedar Cottage, Vancouver



GUS
Grandview-Woodlands, Vancouver



Habitat
Mount Pleasant, Vancouver

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DEVELOPED BY



COMMERCIAL LEASES BY

