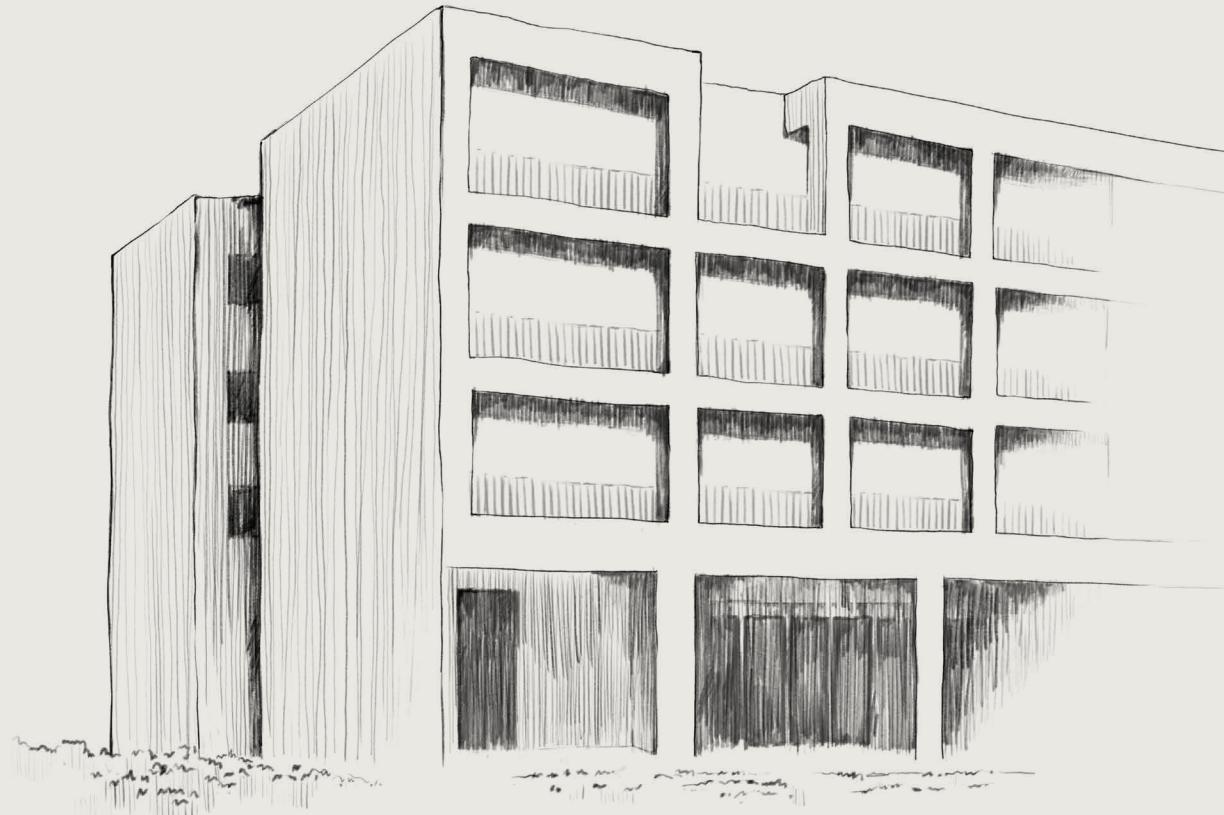


# naímo

EAST VAN

A HUDSON PROJECT



PREMIUM STRATA RETAIL  
FOR SALE

2250 NANAIMO STREET  
VANCOUVER, BC



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# Modern craft on an intimate scale.

Introducing Naimo, an intimate mixed-use community under construction in the vibrant neighborhood of Grandview-Woodland, East Van. Offering 38 residential strata homes and 5 commercial-retail spaces at street level.



# Project Highlights.

- ❖ Walking distance from the Commercial-Broadway Skytrain Station, the third busiest transit hub in Western Canada.
- ❖ Strong retail exposure with approximately 11,130 vehicles passing by daily.
- ❖ Neighbourhood is projected to grow by 10,000 residents over the next 30 years, as outlined in the Grandview-Woodland Community Plan.
- ❖ Features well-designed, small-format commercial units that cater to a variety of business needs.

# Project Details.



## Municipal Address

2250 Nanaimo Street, Vancouver, BC



## Proposed Vehicle Access/Egress

Laneway access on E 6th and E 7th Avenue



## Power

Up to 400 amp



## Retail

811 up to 4,793 sf total



## Zoning

C-2 permits a broad range of service-based uses such as medical and dental clinics and other professional offices



## Ceiling Height

Up to 17 ft



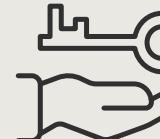
## Residential

38 strata residential homes



## Commercial Parking

7 commercial parking stalls



## Estimated Occupancy

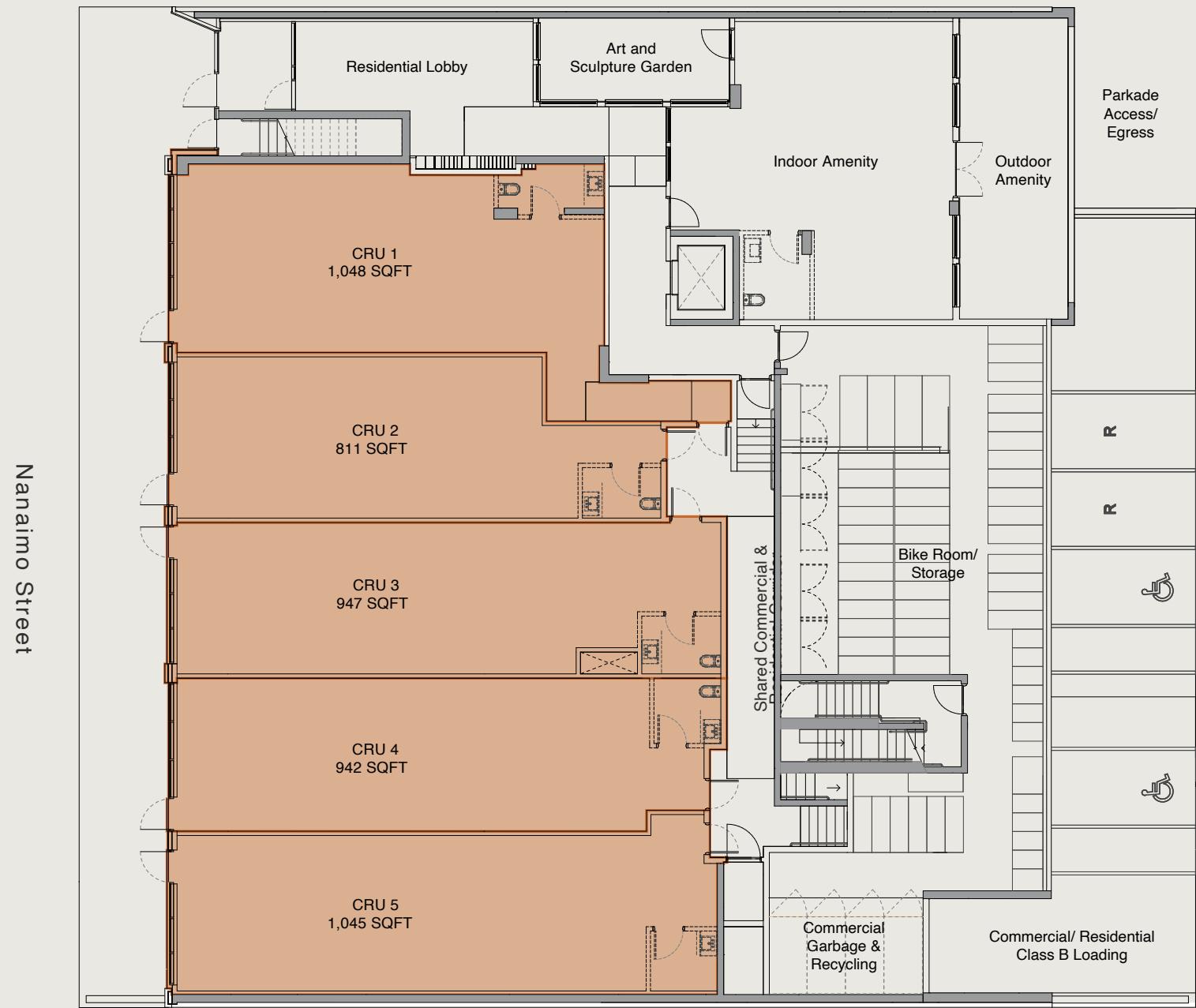
Q2 2027



## Commercial Loading

1 Class B Loading





# Retail Strata Plan.

UNIT	SIZE (SQFT)	WIDTH (FT)	DEPTH (FT)	CEILING HEIGHT (FT)	POWER (AMPS)
CRU 1	1,048	21'7"	44'3"	16'4"	
CRU 2	811	17'5"	59'7"	16'5"	
CRU 3	947	16'4"	56'4"	17'4"	
CRU 4	942	16'6"	56'4"	18'4"	
CRU 5	1,045	18'3"	56'4"	18'5"	

Please contact Listing Agents for pricing and availability.



# The Neighbourhood.

Naimo is ideally positioned in the vibrant and evolving Grandview-Woodland neighbourhood of East Vancouver. Situated along Nanaimo Street, the project is a 2-minute walk from East Broadway Street, one of Vancouver's main East-West corridors, offering seamless connections to Downtown Vancouver and Burnaby. 2250 Nanaimo Street is a strategic and desirable place for commercial businesses in one of the city's most well-connected neighbourhoods.



# About Hudson.

Hudson is a Vancouver-based real estate developer. They create uniquely aspirational spaces 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.

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**Hudson.**