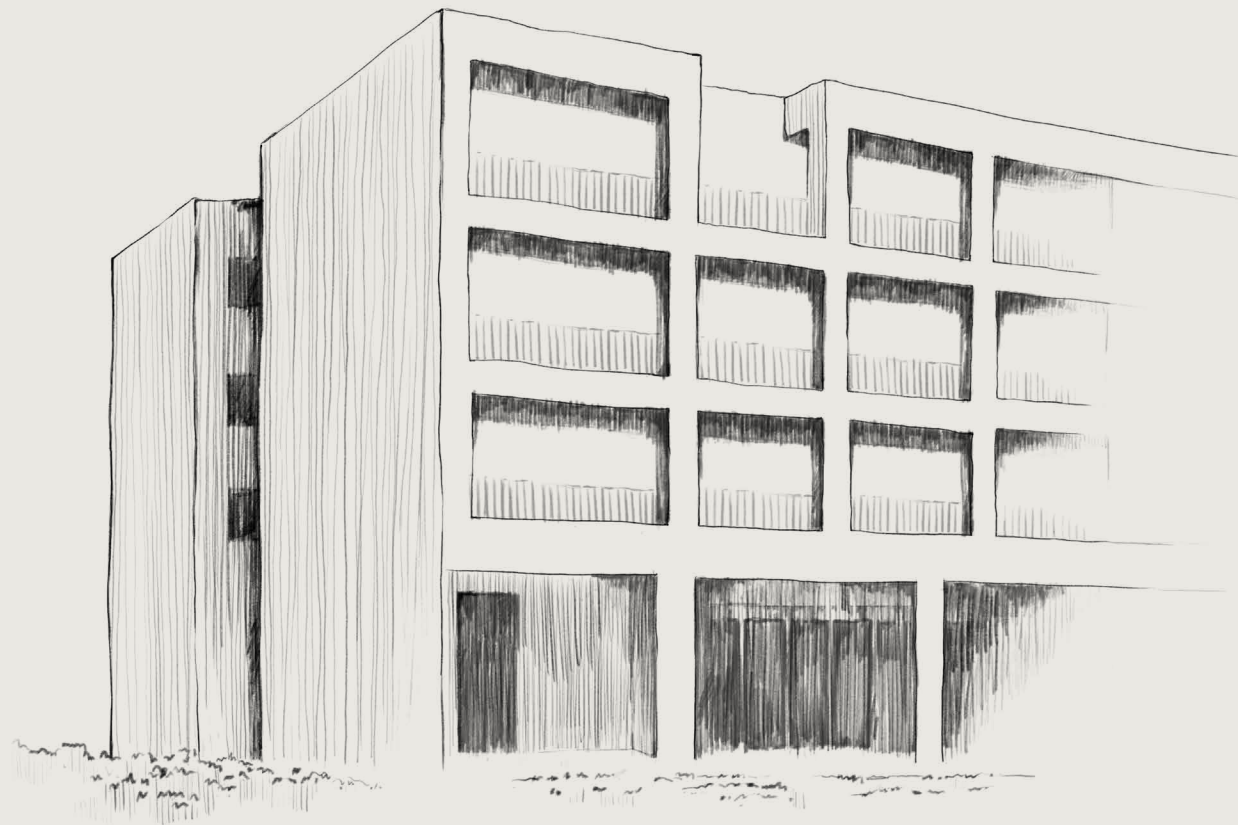


naímo

EAST VAN



A HUDSON PROJECT



PREMIUM RETAIL FOR
LEASE

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

Q1 2027



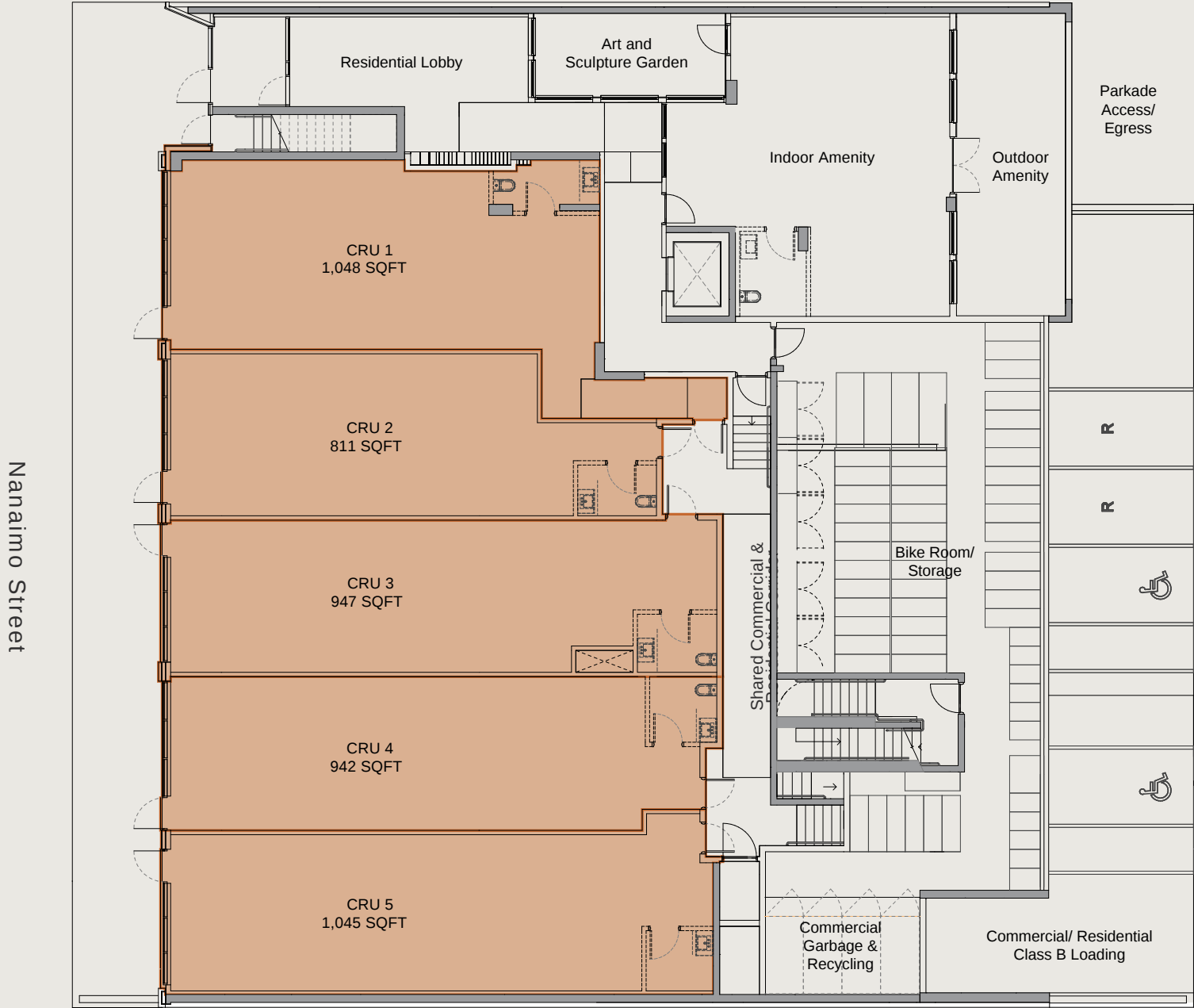
Commercial Loading

1 Class B Loading



2250 NANAIMO ST, VANCOUVER, BC | 4

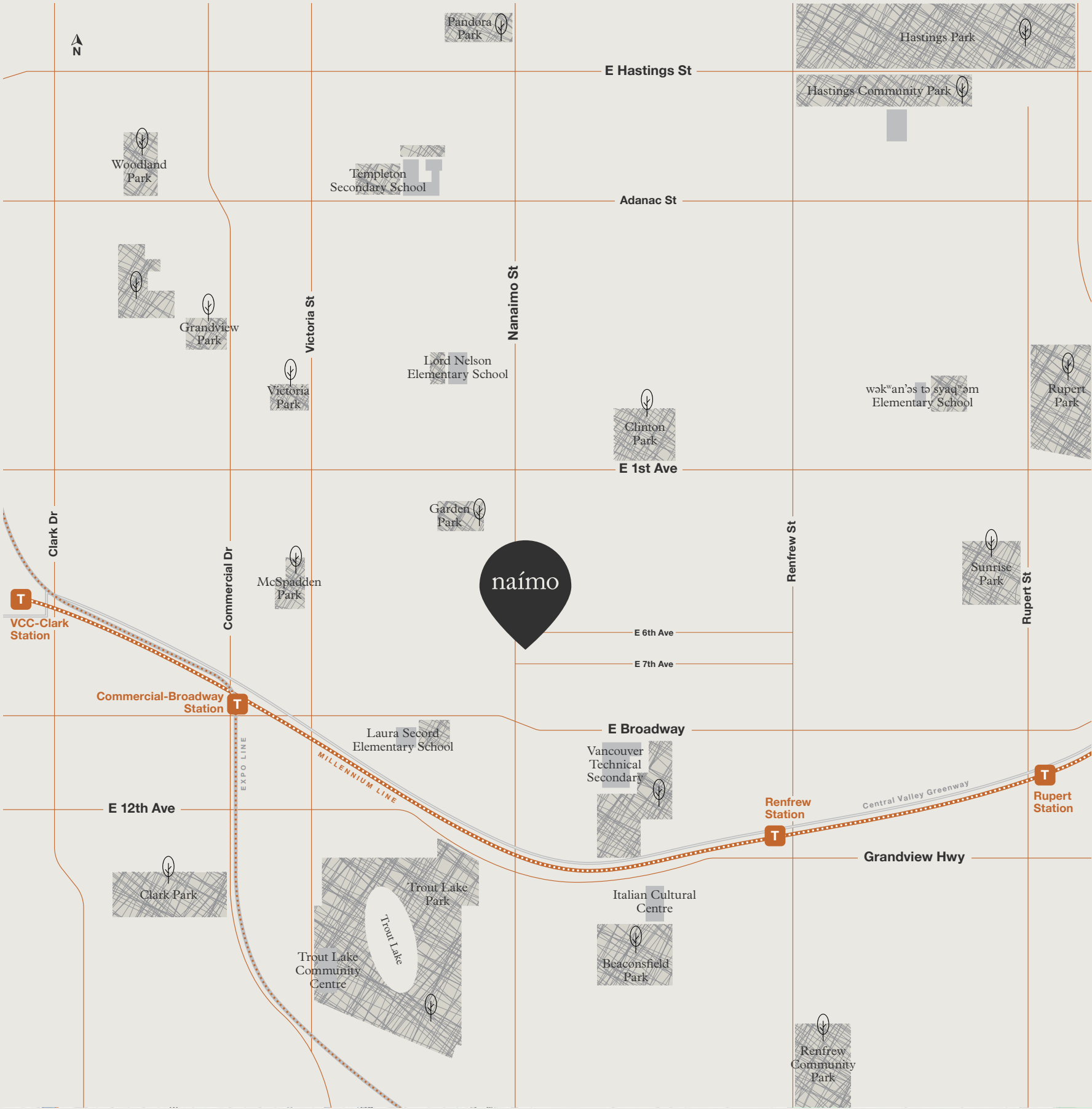
Retail Floorplan.



UNIT	SIZE (SQFT)	WIDTH (FT)	DEPTH (FT)	CEILING HEIGHT (FT)
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"

Basic Rent: Please Contact Listing Agents

Additional Rent: Est \$22.00 PSF



The Neighbourhood.

Naimo is ideally positioned in the vibrant and evolving Grandview-Woodland neighbourhood of East Vancouver. Situated along Naimo 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 Naimo Street is a strategic and desirable place for commercial businesses in one of the city’s most well-connected neighbourhoods.

DEMOGRAPHICS	1KM RADIUS	3KM RADIUS	5KM RADIUS	WALK SCORE
2025 Total Population	18,303	167,454	454,899	84 Very Walkable.
2030 Estimated Population	18,862	171,076	468,226	
2025 Avg. Household Income	\$142,785	\$127,651	\$132,567	



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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