

Parcel 2

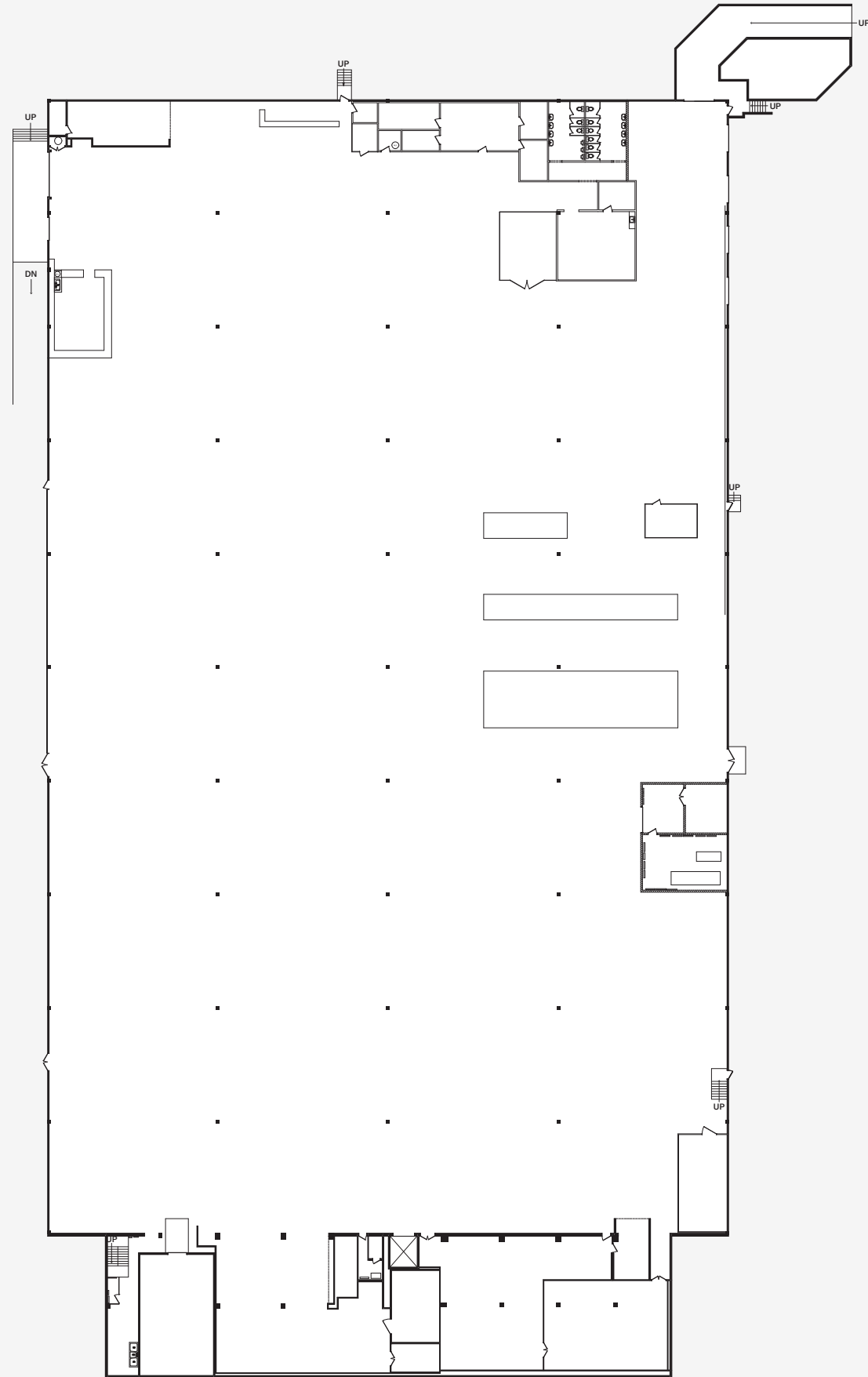
3585 Grandview Hwy.

This freestanding property presents a rare opportunity to acquire a high-profile retail asset, currently leased long-term to the City of Vancouver's only Walmart Supercentre. Featuring outstanding visibility, strong traffic counts, and seamless access to major arterial routes, the property is surrounded by a robust mix of national and regional tenants and a growing residential population.

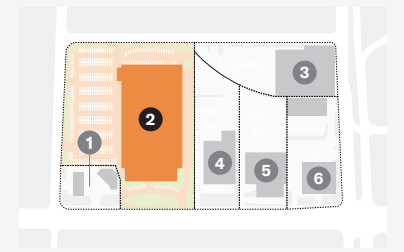
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|------------------------------|--|
| Address | 3585 Grandview Hwy Vancouver, BC V2M 2G7 |
| PID | 013-551-159 |
| Legal Description | LOT 6 SECTION 39 TOWN OF HASTINGS SUBURBAN LANDS PLAN 22177 |
| Gross Land Area | 6.40 acres |
| Gross Leasable Area | 121,896 sf |
| Tenant | Walmart* |
| Zoning | CD-1 (452) (Comprehensive Development) |
| Property Taxes (2025) | \$786,339 |
| Policy Plan | Still Creek Employment |

*Lease details can be found in the data room upon signing a Confidentiality Agreement

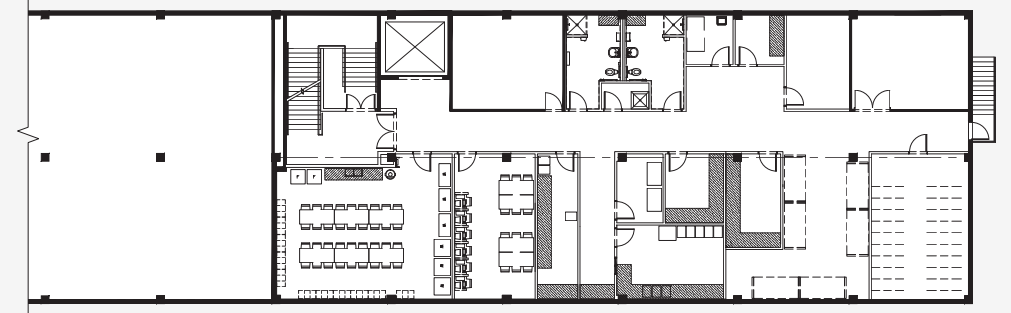
Main Level



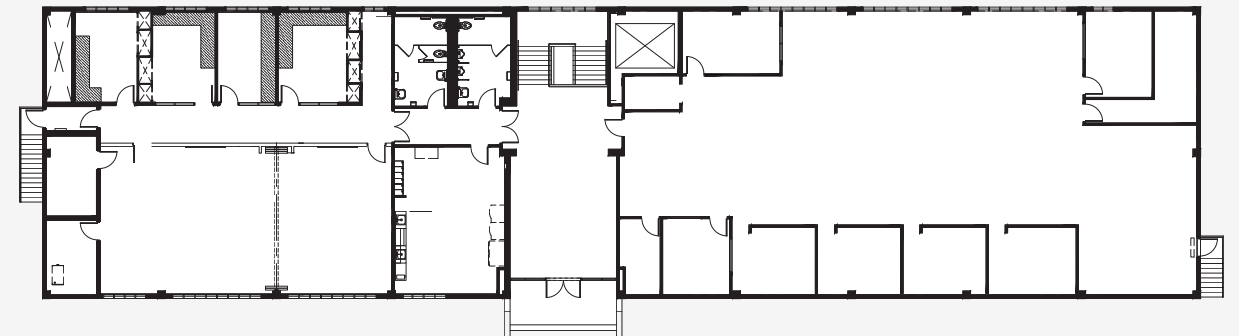
3585 Grandview Hwy.
Floorplans



Mezzanine Level



Second Level





3585 Grandview Hwy. Images

