

SHELDON SCOTT

Personal Real Estate Corporation

604.416.5582 sheldon@sitings.ca **ARJEN HEED**

Senior Associate 604.416.5583 arjen@sitings.ca SITINGS REALTY LTD.

SITINGS.CA / 604.684.6767

1595 – 650 West Georgia Street, Vancouver, BC V6B 4N8

PROJECT SUMMARY

A mixed-use development comprising 35 multi-family units and approximately 7,000 SF of ground floor commercial space.

The site occupies a key location on the Marine Drive Commercial Corridor:

- One of the most prominent retail commercial corridors on the North Shore, currently densifying with residential development.
- Close proximity to Capilano Mall (anchored by Walmart) and Pemberton Plaza (anchored by Save-On-Foods).
- Serviced by Translink's B-Line a high capacity express bus service.
- Units are easily accessible
- Construction beginning in Spring 2024.





DETAILS

Available Size: 1,940 SF (Corner Unit)

Sale Price: \$3,498,000.00

Parking: 4 secure stalls (EV potential), 11 surface visitor stalls + 1 carshare stall

Zoning: C9 - accommodates mixed-use development with # emphasis on commercial, and residential uses

Completion (est.): Spring 2026

Strata Fee (est.): \$994.98 per month

AREA TENANTS















DEMOGRAPHICS

	3MIN	7MIN	12MIN
2022 Population	10,452	90,240	208,055
2027 Populations Projections	12,028	99,918	229,011
2022 Daytime Population	19,831	93,800	234,314
2022 Average HH Income	\$129,219	\$132,573	\$147,739

CONTACT

SHELDON SCOTT

Personal Real Estate Corporation Sitings Realty Ltd

604.416.5582 sheldon@sitings.ca

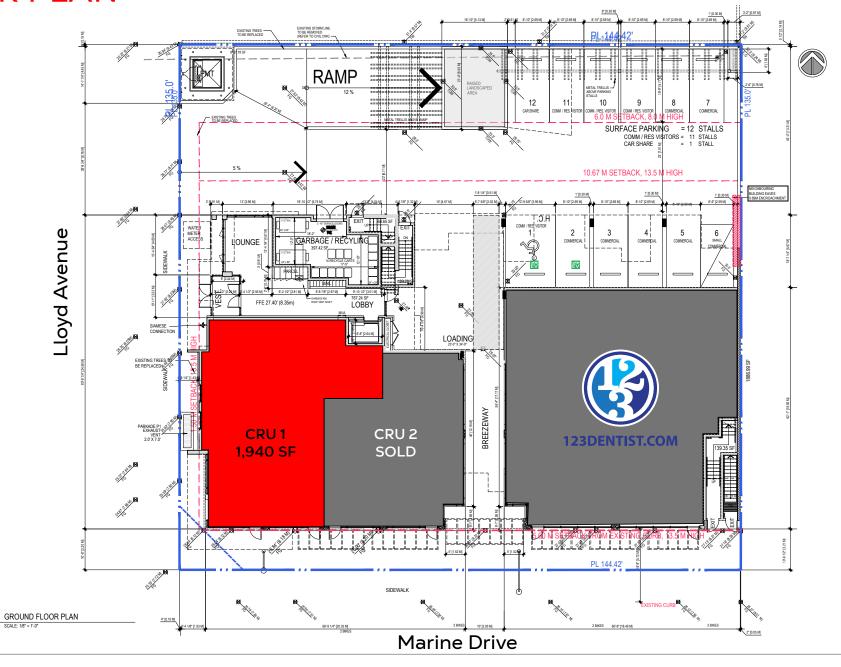
AR JEN HEED

Senior Associate Sitings Realty Ltd

604.416.5583 arjen@sitings.ca



FLOOR PLAN











AERIAL

