



FOR LEASE | RESTAURANT OPPORTUNITY

THE CASCADES

622 SW MARINE DRIVE, VANCOUVER, BC

SITINGS REALTY LTD.
SITINGS.CA / 604.684.6767
1595 – 650 West Georgia Street, Vancouver, BC V6B 4N8



SHELDON SCOTT
Personal Real Estate Corporation
604.788.1225
sheldon@sittings.ca

KAYLA MORROW
Senior Associate
604.416.5584
kayla@sittings.ca

PROJECT SUMMARY

The Cascades is ideally located for successful retailing. It occupies the key corner of SW Marine Drive and Ash Street in the heart of the vibrant and growing Marine Landing neighbourhood of South Vancouver.

- ✦ Located amid a thriving high-density residential area at the southern end of Cambie Street.
- ✦ Steps from a major transit hub, including Marine Gateway Rapid Transit Station and the South Vancouver Bus Loop.
- ✦ Adjacent to well-established, high-traffic retailers.
- ✦ A centrally located, south-facing pedestrian plaza seamlessly connects all elements of the development.
- ✦ Easily accessible public parking.
- ✦ Secure and convenient elevator access from the underground parkade.
- ✦ Designed with mechanical and electrical systems that meet LEED Gold certification standards.
- ✦ Onsite, fully equipped fitness center.
- ✦ Apartments cater to young professionals (ages 25-30), a demographic more inclined to order takeout and dine out frequently.



DETAILS

⌘ Restaurant Opportunity

- ⌘ Restaurant Opportunity: Up to 4,313 SF (Approx.)
- ⌘ Patio: Up to 1,797 SF total with up to 1,105 SF covered (Approx.)
- ⌘ Ceiling Heights: 15'4" to 16'11" (Approx.)
- ⌘ Residential Tenant App: The Cascades' residential tenant app can connect tenants to the on-site restaurant. The Cascades' residential tenants will be able to browse the menu, place orders, and make secure payments at the restaurant through the app.
- ⌘ Kitchen Exhaust: Venting will be provided by the Landlord. The distribution and connection of venting will be the responsibility of the Tenant.

⌘ The Project

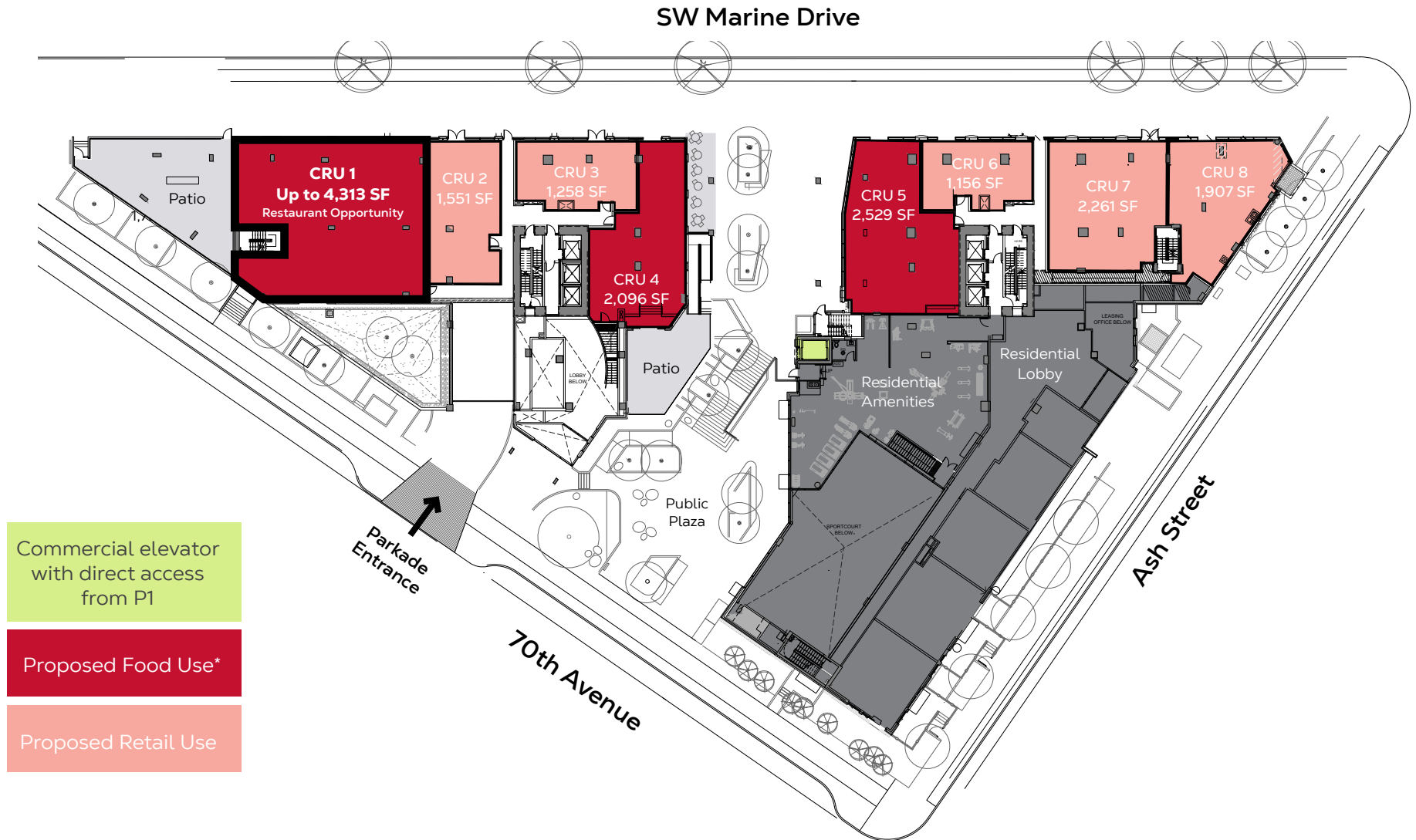
- ⌘ Retail Units: 1,156 - 4,313 SF (see Site Plan on page 4)
- ⌘ Daycare Space: Recently LEASED to Academics PreKindergarden
- ⌘ Over 580 residential units in two towers (28 & 33 storeys)
- ⌘ Zoning: CD-1 (66), ByLaw No. 4539, which permits banks, restaurants, professional offices, retail stores, and drug stores
- ⌘ 61 commercial parking stalls on P1 serves retail component; 7 of which dedicated to daycare
- ⌘ Completion: Q4 2026 (est.)

AREA RETAILERS



SITE PLAN

Ground Floor



*CRU designed to accommodate exhaust

SITE PLAN Second Floor

SW Marine Drive



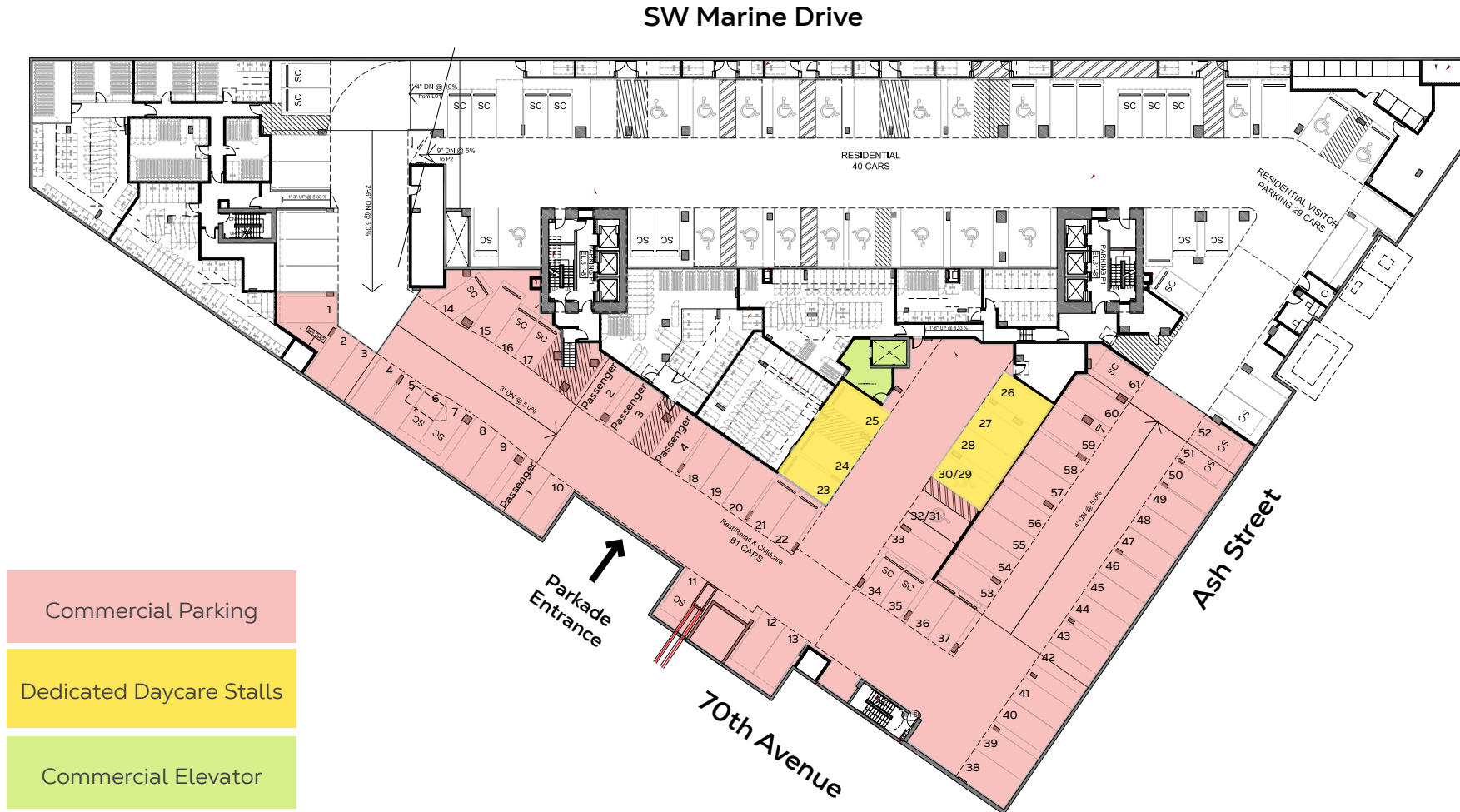
Commercial elevator with direct access from P1 dedicated daycare drop off parking into daycare premises

Daycare Premises

Outdoor Play Area

SITE PLAN

Commercial Parking (P1)

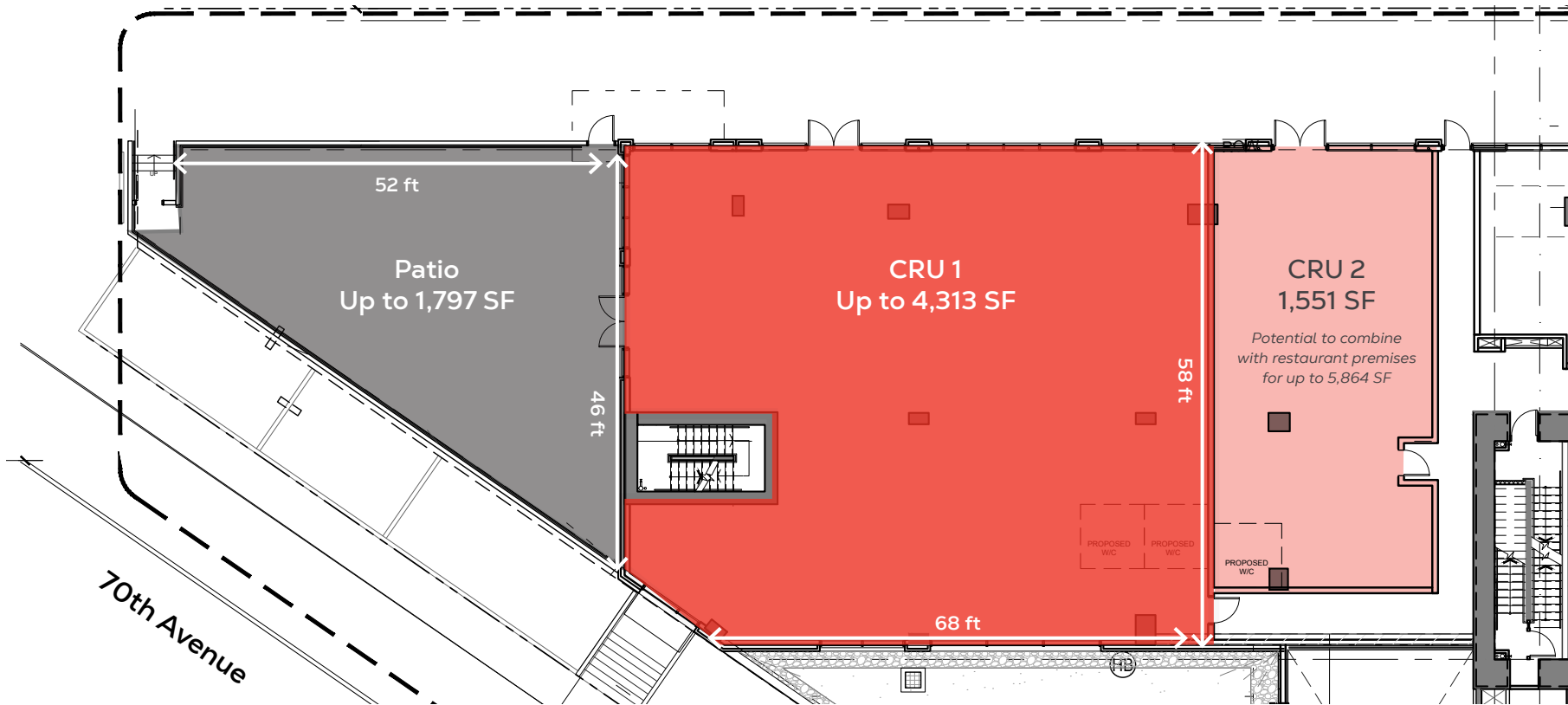


FLOOR PLAN

Restaurant Opportunity - CRU 1

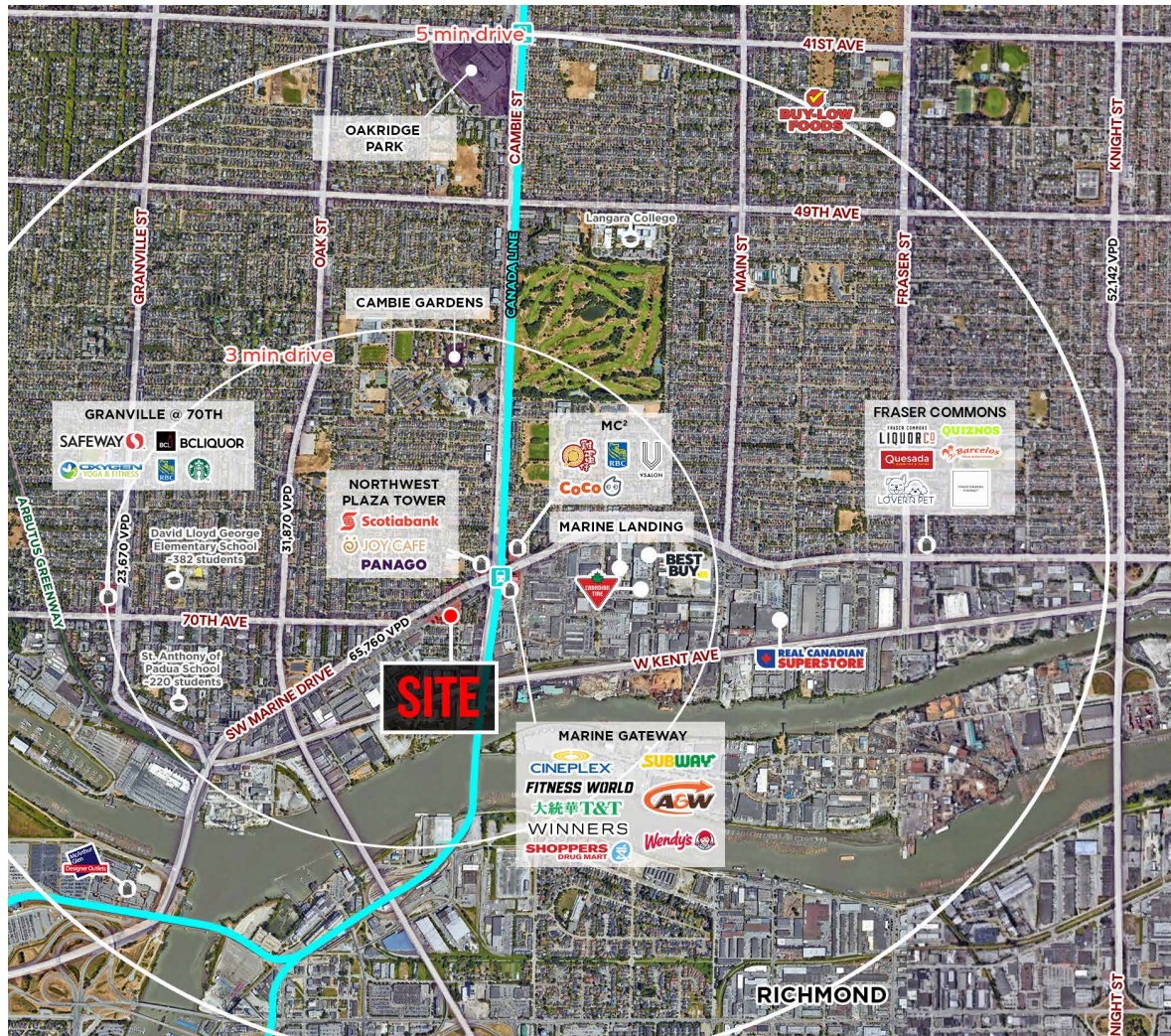
⚡ Ceiling Height: 15'4" to 16'11" (Approx.)

SW Marine Drive



LOCATION

The project is ideally situated at the forefront of the vibrant Marine Landing area, one of South Vancouver's most dynamic and rapidly growing neighborhoods. Marine Landing has evolved into a high-density urban hub that seamlessly blends residential, commercial, and entertainment spaces, making it a sought-after destination for both living and business. Home to the Marine Drive Canada Line Station, the area benefits from unparalleled access to rapid transit, enhancing connectivity throughout the city. As one of Vancouver's fastest-growing urban nodes, Marine Landing has experienced an impressive population growth in the past five years, further solidifying its position as a key area for investment and development.



DEMOGRAPHICS

Drive Time: 3 minutes (2024) Estimate

Total Population	23,996
2029 Population Projections	29,436
Daytime Population	22,206
Average Household Income	\$ 93,416

Drive Time: 5 minutes (2024) Estimate

Total Population	59,694
2029 Population Projections	69,230
Daytime Population	59,908
Average Household Income	\$ 114,218

Drive Time: 10 minutes (2024) Estimate

Total Population	310,526
2029 Population Projections	356,001
Daytime Population	322,711
Average Household Income	\$ 128,734

RENDERINGS



CRU 1 - Restaurant Opportunity with Outdoor Patio



Public Plaza



Midway Block Along SW Marine Drive

The renderings provided in this marketing collateral are for illustrative purposes only and are intended to convey the general concept and vision of the development. These materials should not be relied upon as an accurate representation of the final product. Dimensions, finishes, colors, layouts, landscaping, and other details may vary from those depicted. The developer reserves the right to make modifications, changes, or substitutions without prior notice. These renderings are confidential and are intended exclusively for use as part of this leasing proposal. Recipients are not authorized to copy, distribute, or share this material with the public or any third party without prior written consent from the developer. For exact details and specifications, please speak with a sales representative.

This document/email has been prepared by Sitings Realty Ltd. for advertising and general information only. Although information contained herein is from sources we believe reliable, Sitings Realty Ltd. makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. This document/email is subject to errors and omissions and any interested party should undertake their own inquiries as to the accuracy of the information. Sitings Realty Ltd. excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. All areas, measurements and dimension herein are approximate, interested parties/tenant are to verify measurements if important to them. This document/email is not an inducement representation.