

FOR LEASE

# MEDICAL, PHARMACY, AND PROFESSIONAL OPPORTUNITIES

THE CASCADES

622 SW MARINE DRIVE, VANCOUVER, BC

SITINGS REALTY LTD.

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# PROJECT SUMMARY

THE CASCADES  
Vancouver, BC

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.



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## ⌘ Medical, Pharmacy, and Professional Opportunities

### ⌘ Availability (approx.):

|               |          |                |        |                 |          |
|---------------|----------|----------------|--------|-----------------|----------|
| <u>CRU 5:</u> | 1,301 SF | <u>CRU 7*:</u> | 691 SF | <u>CRU 9:</u>   | 1,220 SF |
| <u>CRU 6:</u> | 1,366 SF | <u>CRU 8:</u>  | 954 SF | <u>CRU 10*:</u> | 1,491 SF |

\*Under Negotiation

## ⌘ The Project

⌘ Retail Units: 637 up to 4,228 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

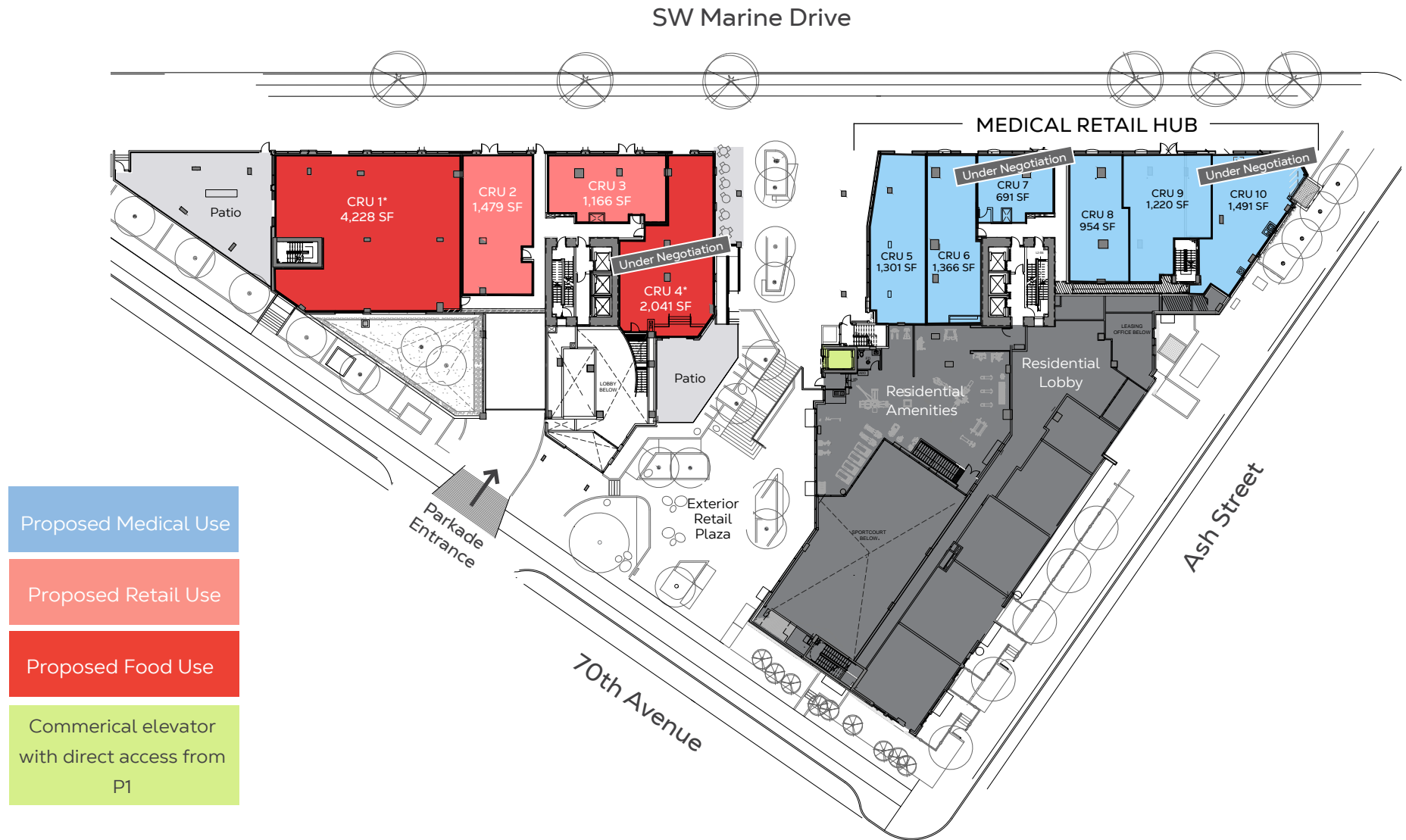




# SITE PLAN

## Ground Floor

THE CASCADES  
Vancouver, BC



\*CRU designed to accommodate exhaust

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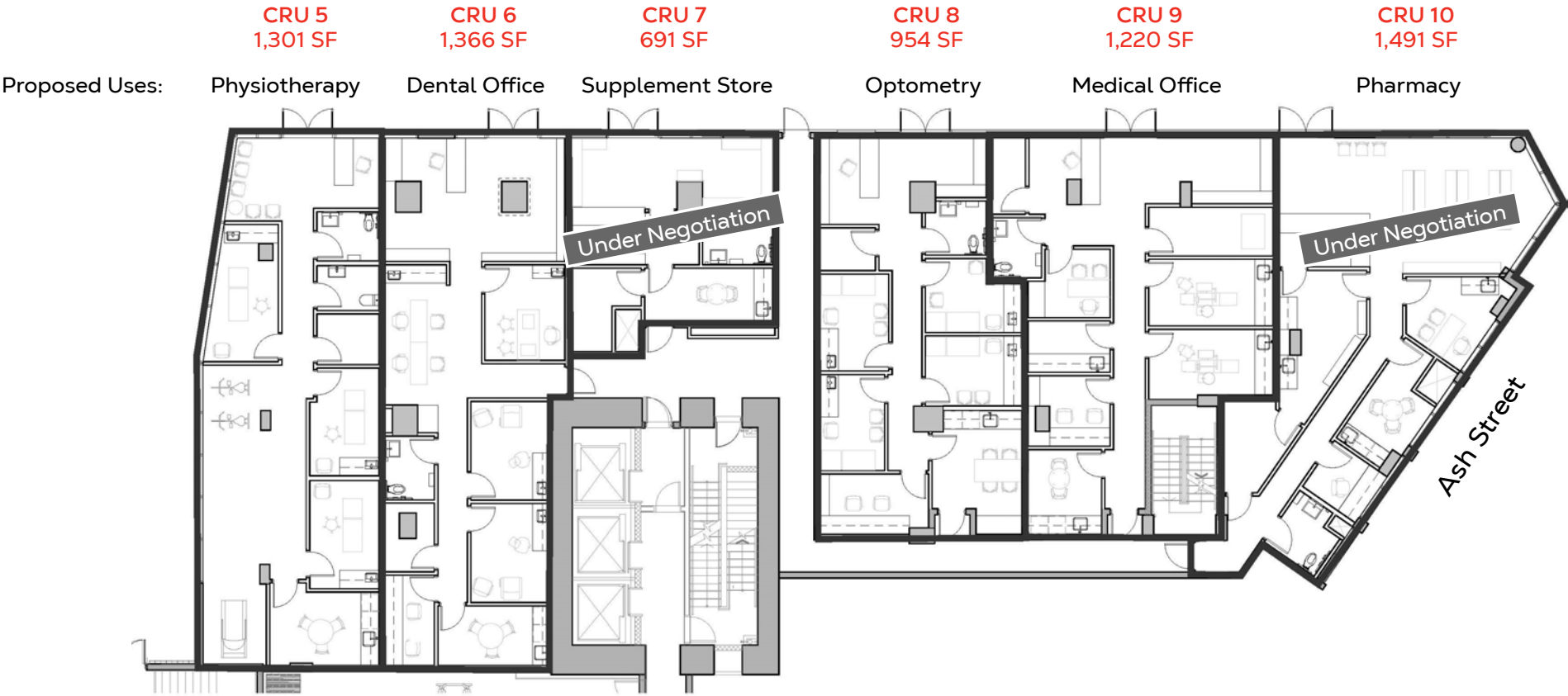
XTEAM  
RETAIL ADVISORS

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# FLOOR PLAN

## Medical, Pharmacy, and Professional Units

SW Marine Drive



# FLOOR PLAN

## Second Floor

THE CASCADES  
Vancouver, BC

SW Marine Drive



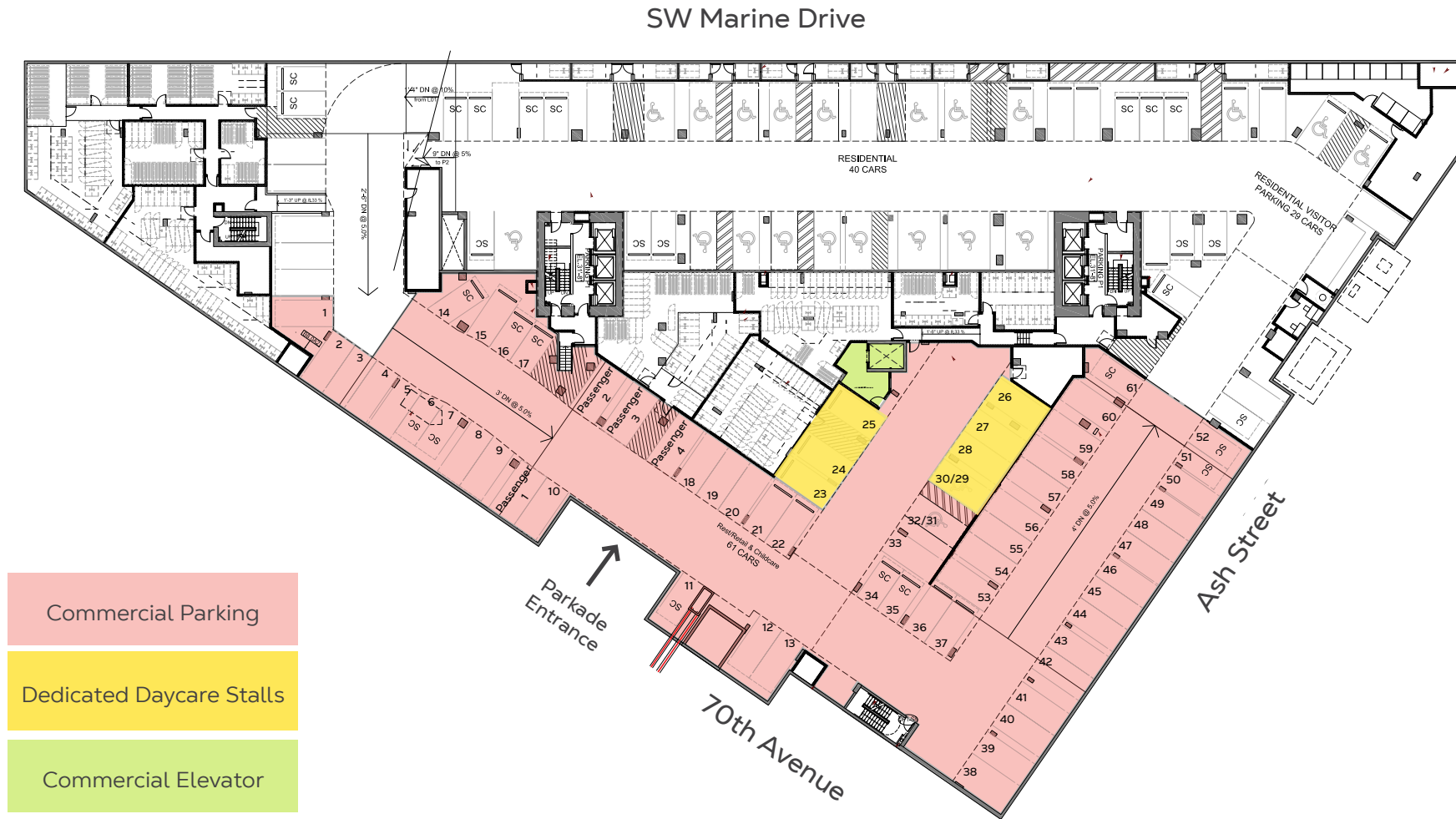
Commercial elevator  
with direct access  
from P1

Daycare Premises

Outdoor Play Area

# COMMERCIAL PARKING (P1)

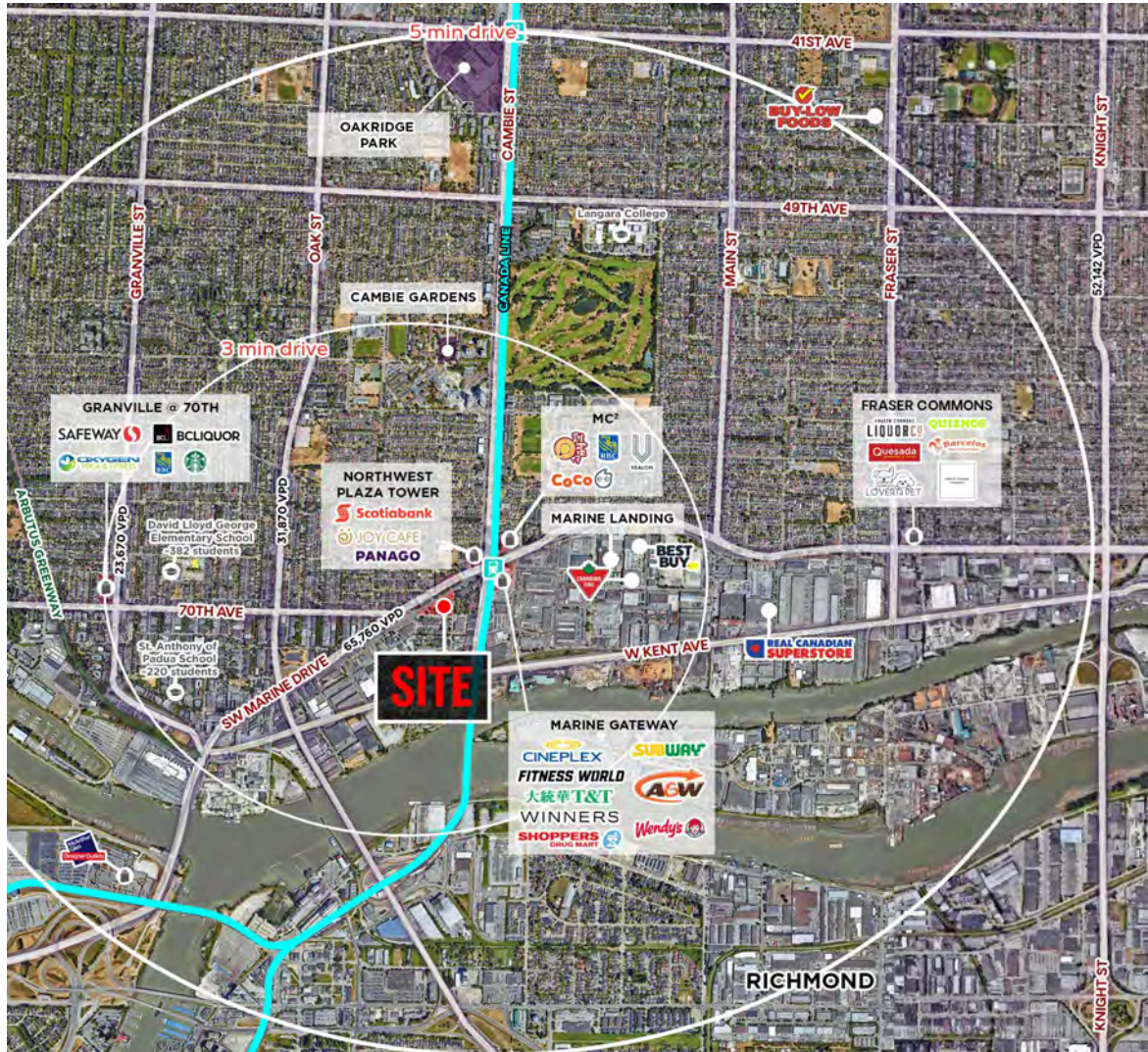
THE CASCADES  
Vancouver, BC





# 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

THE CASCADES  
Vancouver, BC



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