



FOR LEASE

HIGH EXPOSURE MEDICAL HUB & RETAIL OPPORTUNITIES

# THE CASCADES

622 SW MARINE DRIVE, VANCOUVER, BC

MARINE GATEWAY  
SKYTRAIN STATION

SW MARINE DRIVE

SITINGS REALTY LTD.

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# 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

The Cascades is a large mixed-use development comprising:

- ✚ Municipal Address: 622 SW Marine Drive, Vancouver, BC
- ✚ Retail Units: 563 up to 4,228 SF (see Site Plan on page 4)
- ✚ Rates:  
Asking Basic Rent (\$/Annum): Please Contact Listing Agent  
Additional Rent: \$20.00 PSF (est. for first year of operation)
- ✚ Completion: Q4 2026 (est.)
- ✚ Purpose-Built Residential: Over 580 units in two towers (28 & 33 storeys)
- ✚ Daycare Space: Recently LEASED to Academics PreKindergarden
- ✚ Commercial/Visitor Parking Stalls: 61 commercial stalls on P1 serves retail component; 7 of which dedicated to daycare
- ✚ Zoning: CD-1 (66), ByLaw No. 4539, which permits banks, restaurants, professional offices, retail stores, and drug stores

## AREA RETAILERS



# SITE PLAN

## Ground Floor



\*CRU designed to accommodate exhaust  
The rentable area of the units includes small gross-up for common areas of 8.44%.



# SITE PLAN

## Second Floor

SW Marine Drive



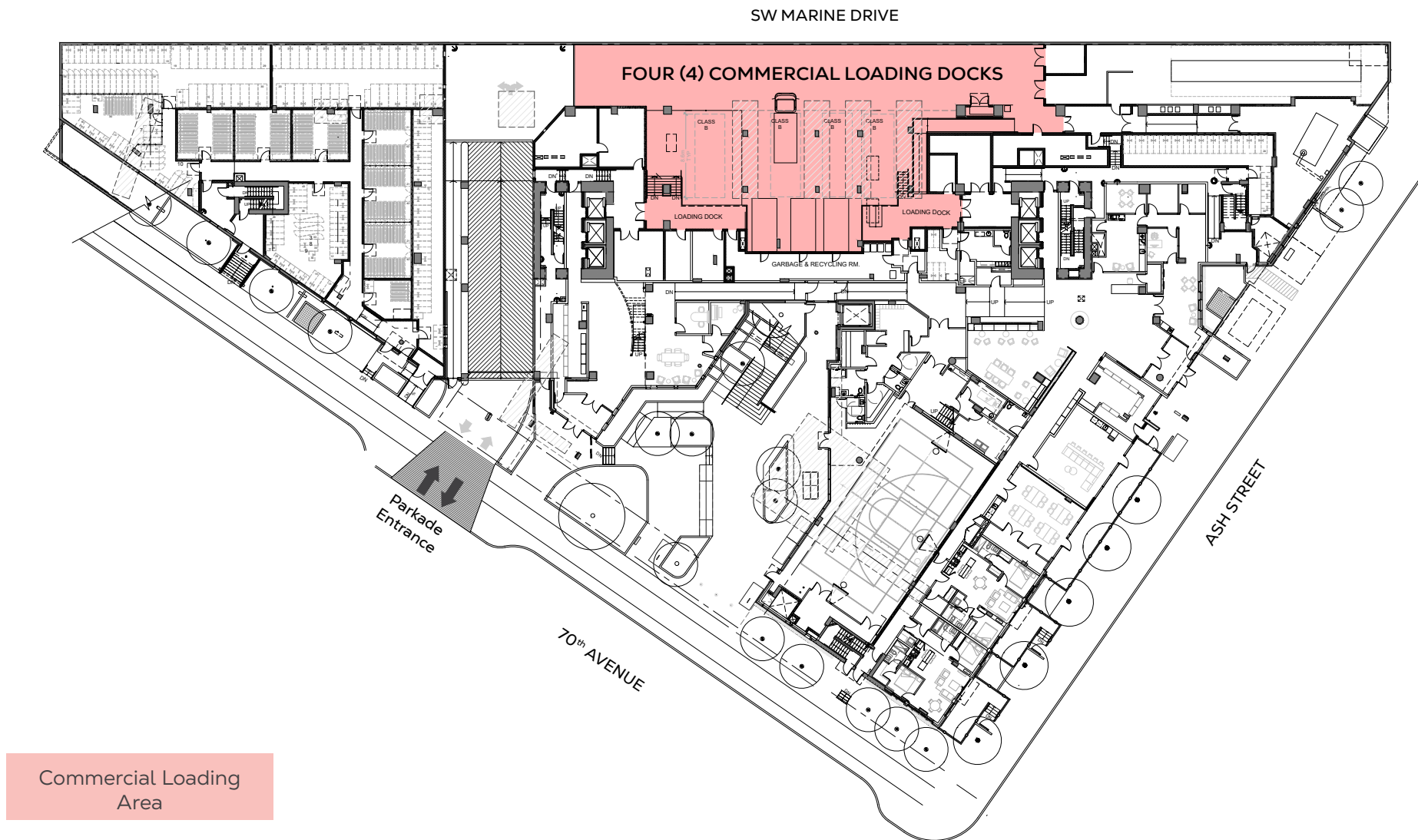
Leased - Daycare  
Premises

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



# SITE PLAN

## Commercial Loading



Commercial Loading  
Area



# SITE PLAN

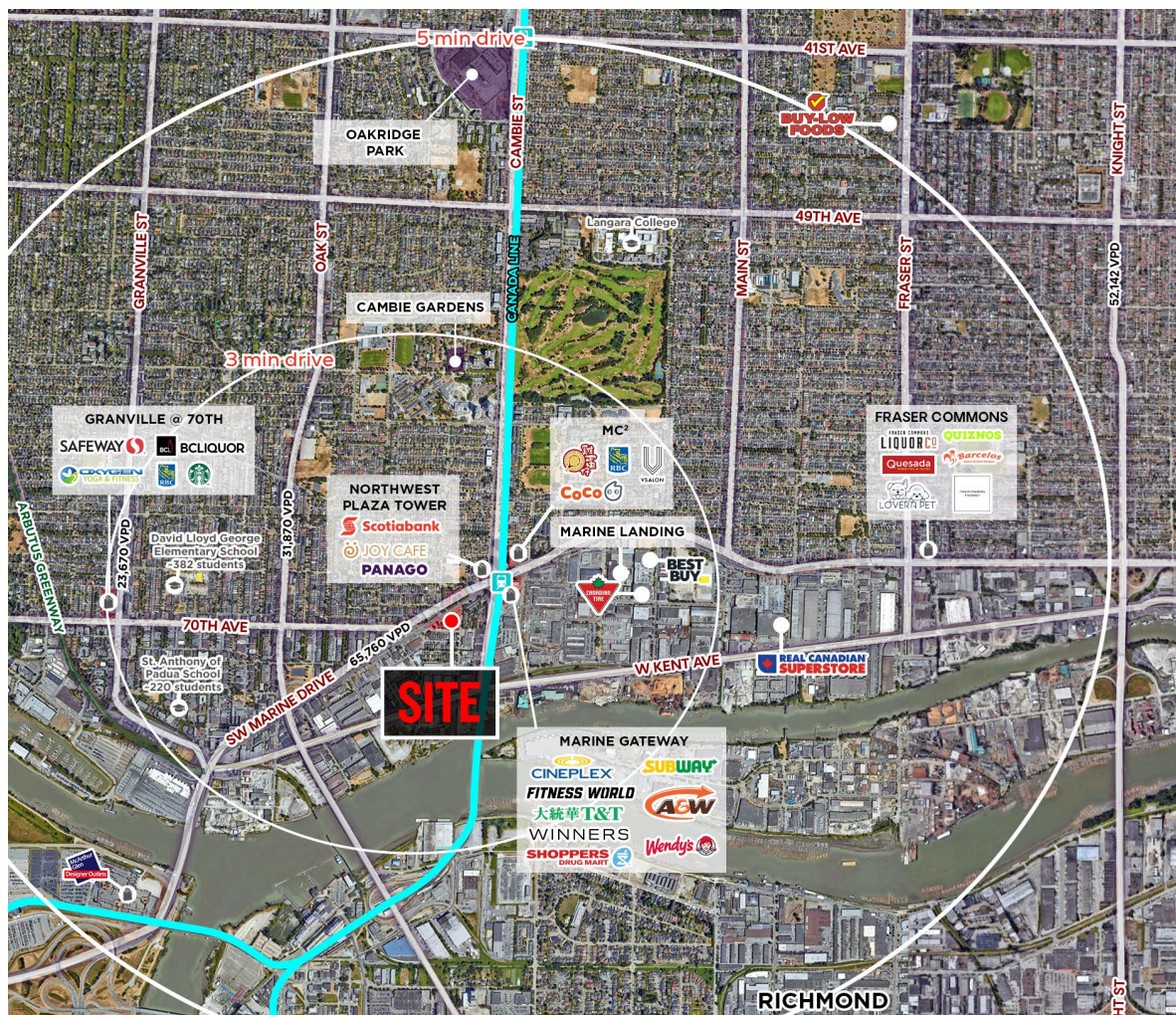
## Commercial Parking (P1)





# 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 (2025) Estimate

Total Population	25,487
2030 Population Projections	26,380
Daytime Population	23,458
Average Household Income	\$ 98,845

### Drive Time: 5 minutes (2025) Estimate

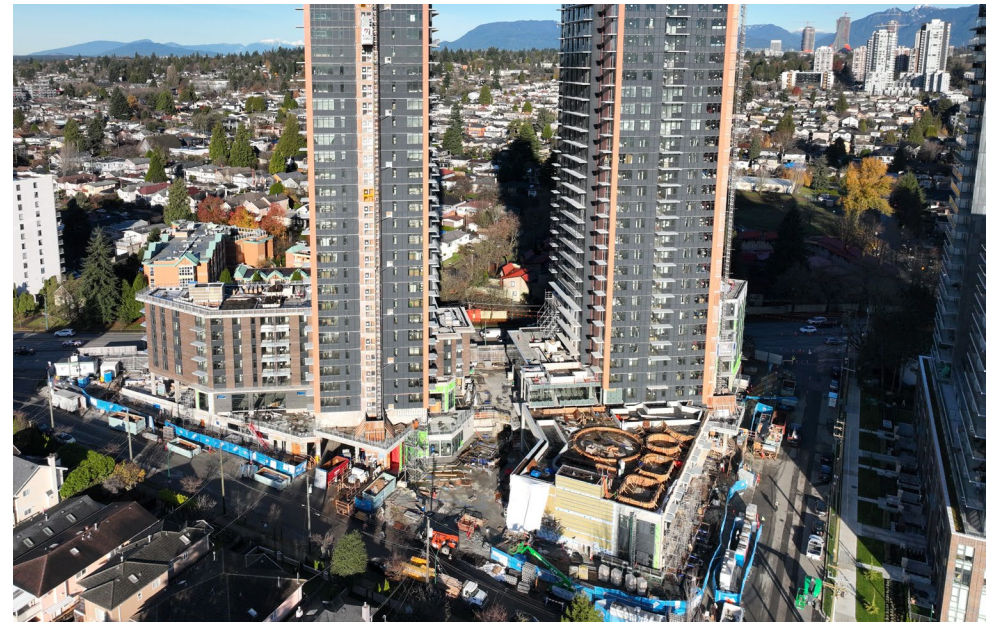
Total Population	62,054
2030 Population Projections	64,383
Daytime Population	62,466
Average Household Income	\$ 121,345

### Drive Time: 10 minutes (2025) Estimate

Total Population	320,865
2030 Population Projections	339,286
Daytime Population	325,122
Average Household Income	\$ 139,312



# CONSTRUCTION PROGRESS PHOTOS





# RENDERINGS



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