SITINGS

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FOR LEASE

HIGH EXPOSURE MEDICAL HUB & RETAIL OPPORTUNITIES

THE CASCADES

622 SW MARINE DRIVE, VANCOUVER, BC

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PROJECT SUMMARY

Cascades is strategically positioned for high-performing retail at the prominent corner of SW Marine Drive and Ash Street, at the center of the rapidly evolving Marine Landing neighbourhood in South Vancouver. This location offers exceptional visibility, strong vehicular exposure, and convenient access to transit, making it ideally suited for a range of retail and service-oriented uses.

- 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.
- Designed with mechanical and electrical systems that meet LEED Gold certification standards.
- Secure and convenient elevator access from the underground parkade.
- Apartments cater to young professionals (ages 25-30), a demographic more inclined to order takeout and dine out frequently.



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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: $20.50 PSF (est. 2026)
- Available: Immediately
- 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

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SITE PLAN
Ground Floor

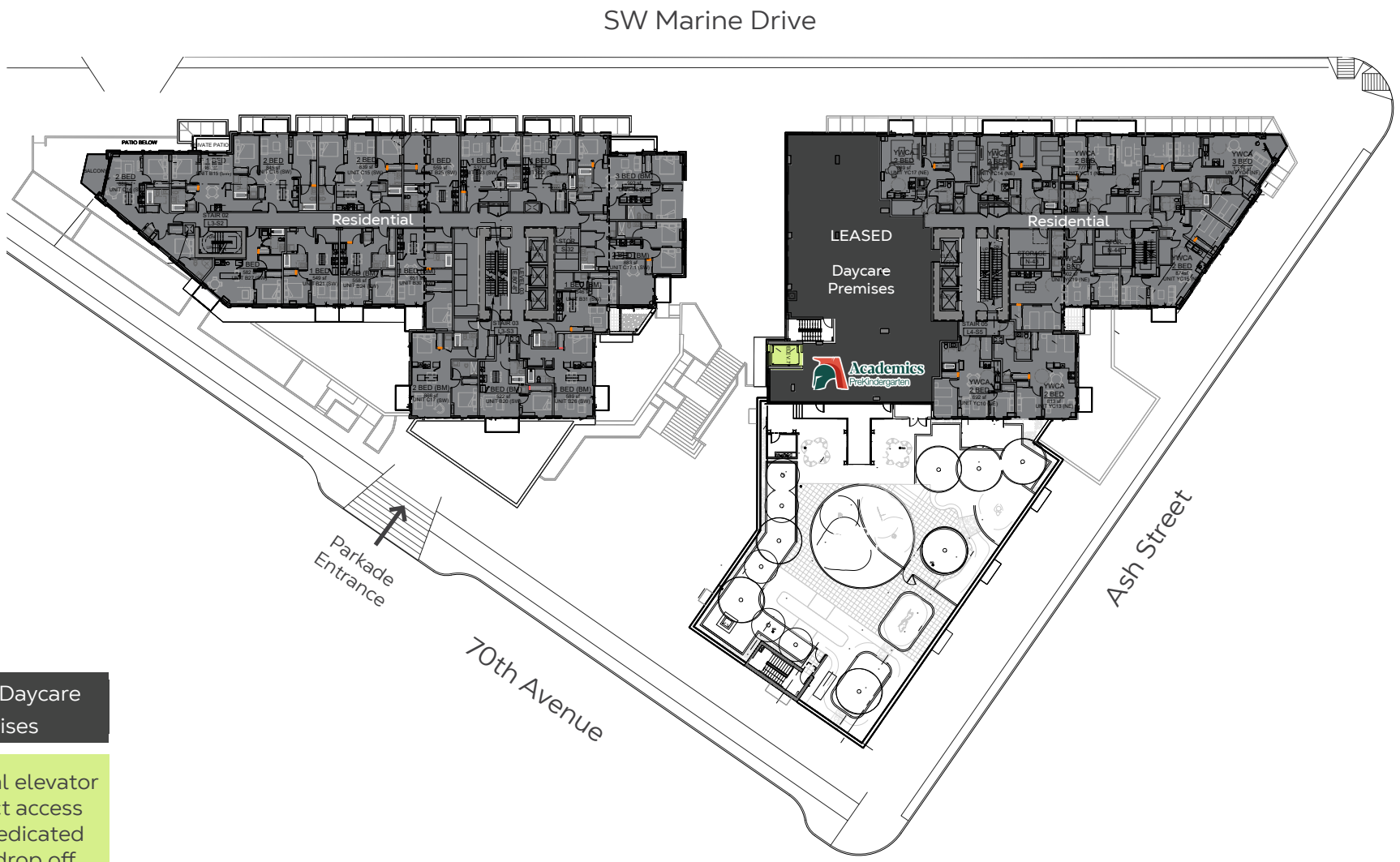


- Leased
- Under Contract
- Proposed Medical Use
- Proposed Retail Use
- Commercial elevator with direct access from P1

*CRU designed to accommodate exhaust
A gross-up factor of 8.44% has currently been applied to the area of the each unit; however, this figure is subject to adjustment based on final measurements.

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SITE PLAN
Second Floor



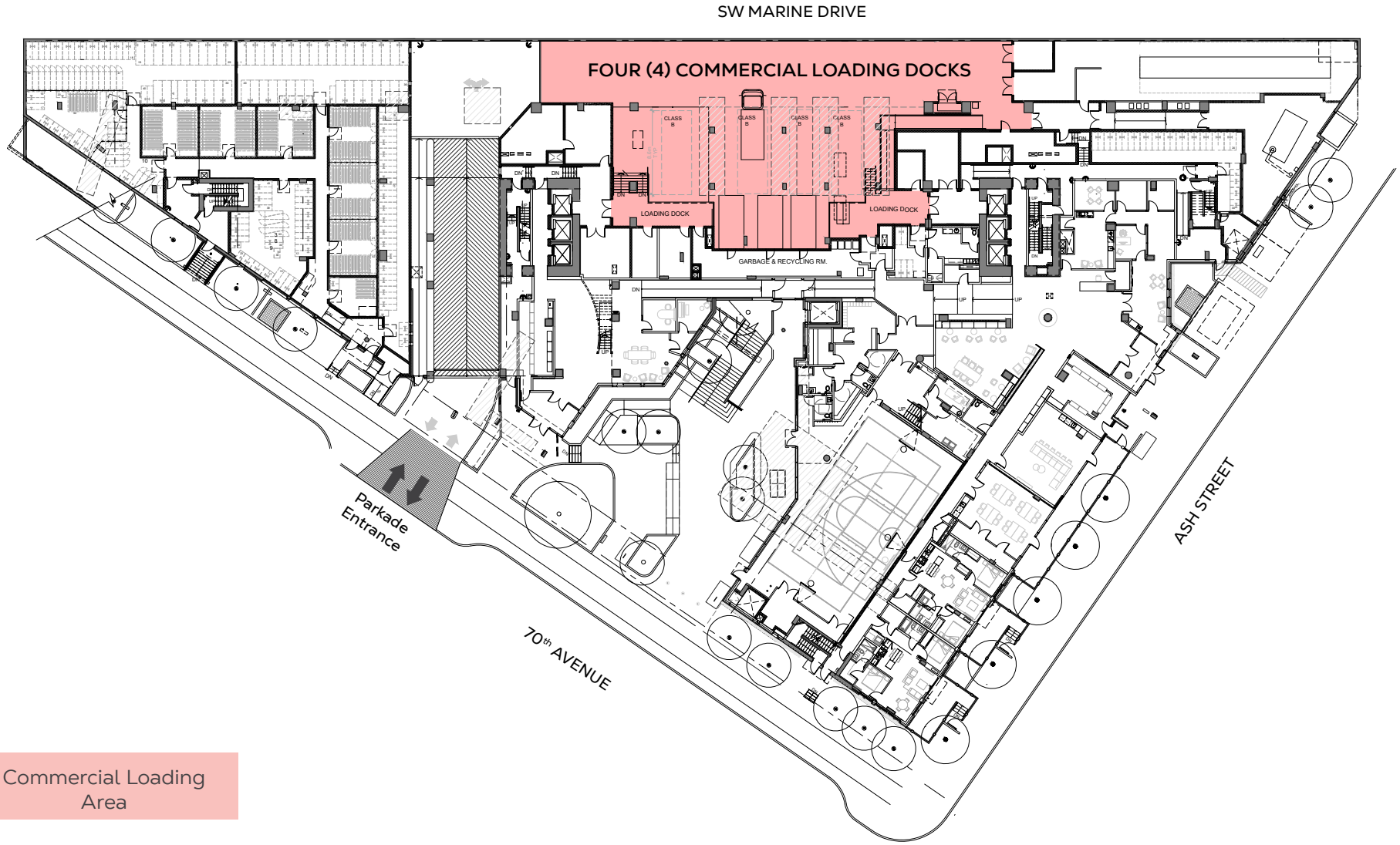
Leased - Daycare Premises

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

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SITE PLAN

Commercial Loading



Commercial Loading Area

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SITE PLAN

Commercial Parking (P1)



Commercial Parking

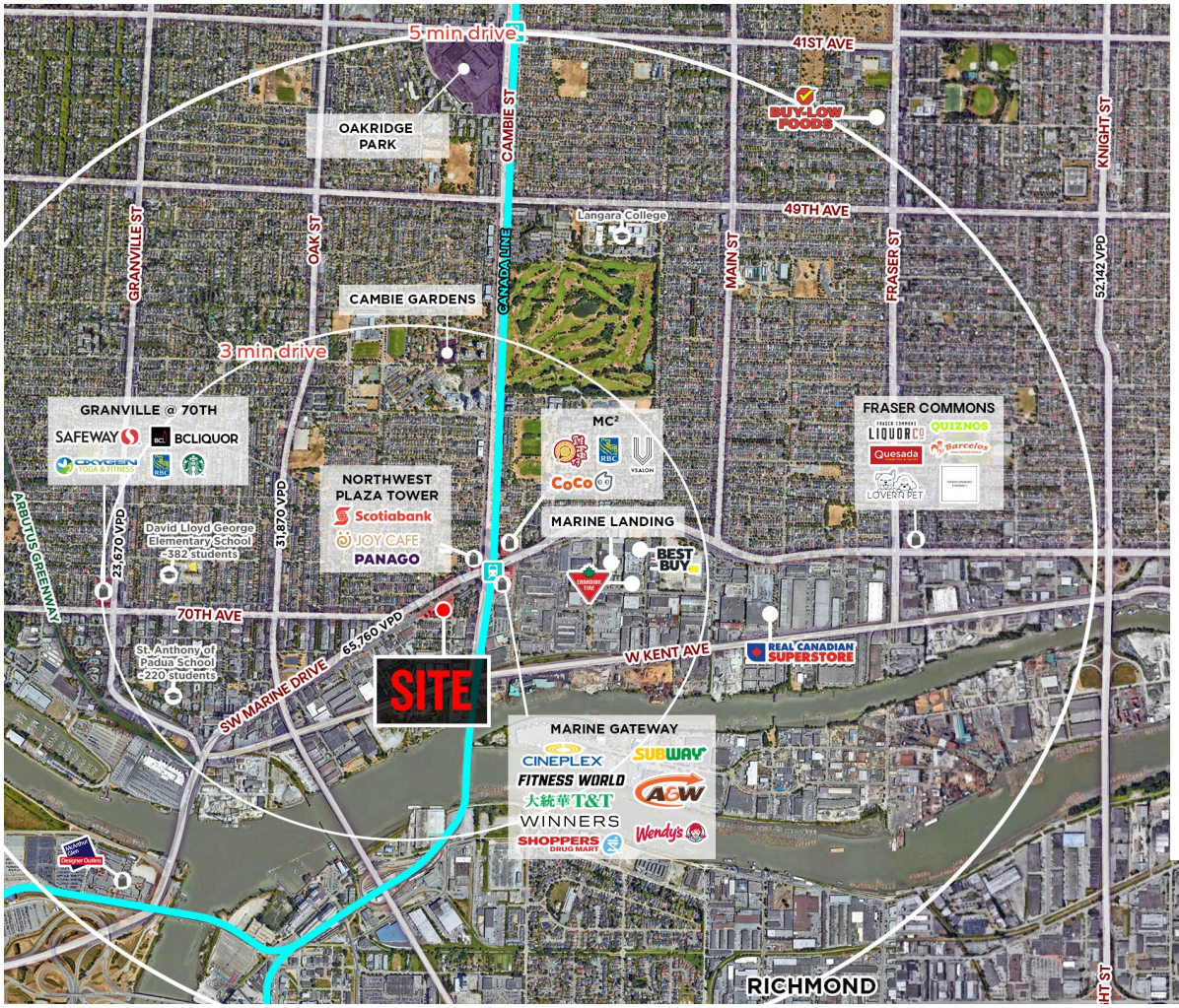
Dedicated Daycare Stalls

Commercial Elevator

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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

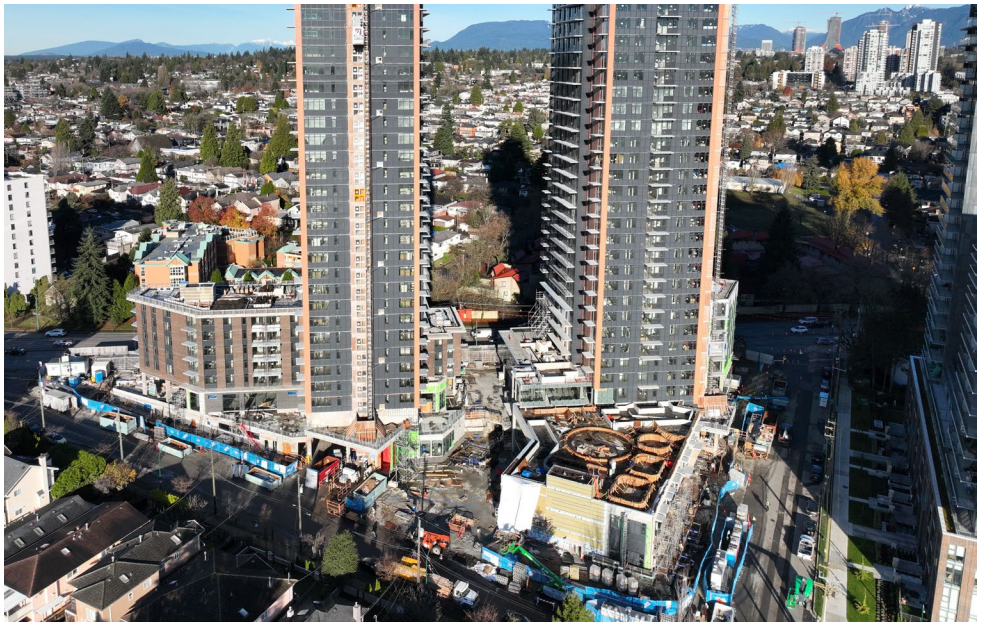
Drive Time: 10 minutes (2025) Estimate	
Total Population	320,865
2030 Population Projections	339,286
Daytime Population	325,122
Average Household Income	$ 139,312

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CONSTRUCTION PROGRESS PHOTOS







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RENDERINGS



CRU 1 - Restaurant Opportunity with Outdoor Patio



Public Plaza



Midway Block Along SW Marine Drive

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