



1678 SE MARINE DRIVE

LARGE FORMAT RETAIL FOR LEASE

SOUTH VANCOUVER, BC



SITINGS REALTY LTD.

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PROJECT SUMMARY

1678 SE MARINE DRIVE
VANCOUVER, BC

1678 SE Marine Drive presents a rare large-format retail opportunity along one of South Vancouver's primary commercial corridors. Prominently positioned at the corner of SE Marine Drive and Argyle Street, the property benefits from excellent exposure to vehicle traffic, high-visibility signage opportunities, and convenient regional accessibility.

A signalized intersection provides direct access into the property, supporting easy ingress and egress for customers travelling in both directions along the corridor. A substantial surface parking field is located immediately in front of the premises, offering convenient and highly visible customer parking with direct access to the storefront.

Located directly off of the Knight Street Bridge, with traffic volumes of over 98,000 vehicles per day, the property is strategically positioned along a major regional route connecting Vancouver and Richmond, while also providing convenient access to Burnaby and the broader Metro Vancouver market. The surrounding area includes established residential neighbourhoods together with a significant concentration of retail, commercial, and employment uses.

With its prominent corner positioning, strong regional accessibility, significant traffic exposure, ample parking, and large-format configuration, the property offers an exceptional opportunity for a wide range of retail and service-oriented users.



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DETAILS

1678 SE MARINE DRIVE
VANCOUVER, BC

- ✦ Size: 15,000 SF
- ✦ Base Rent: Contact Listing Agent
- ✦ Additional Rent: Contact Listing Agent
- ✦ Available: April 1, 2027
- ✦ Parking: 53 Shared Surface Stalls
- ✦ Zoning: IC-1

DEMOGRAPHICS

	3MIN	5MIN	10MIN
2025 Population	20,071	72,255	363,001
2030 Population Projections	20,936	74,357	379,647
2025 Daytime Population	19,938	60,317	323,165
2025 Average HH Income	\$134,016	\$130,053	\$126,476



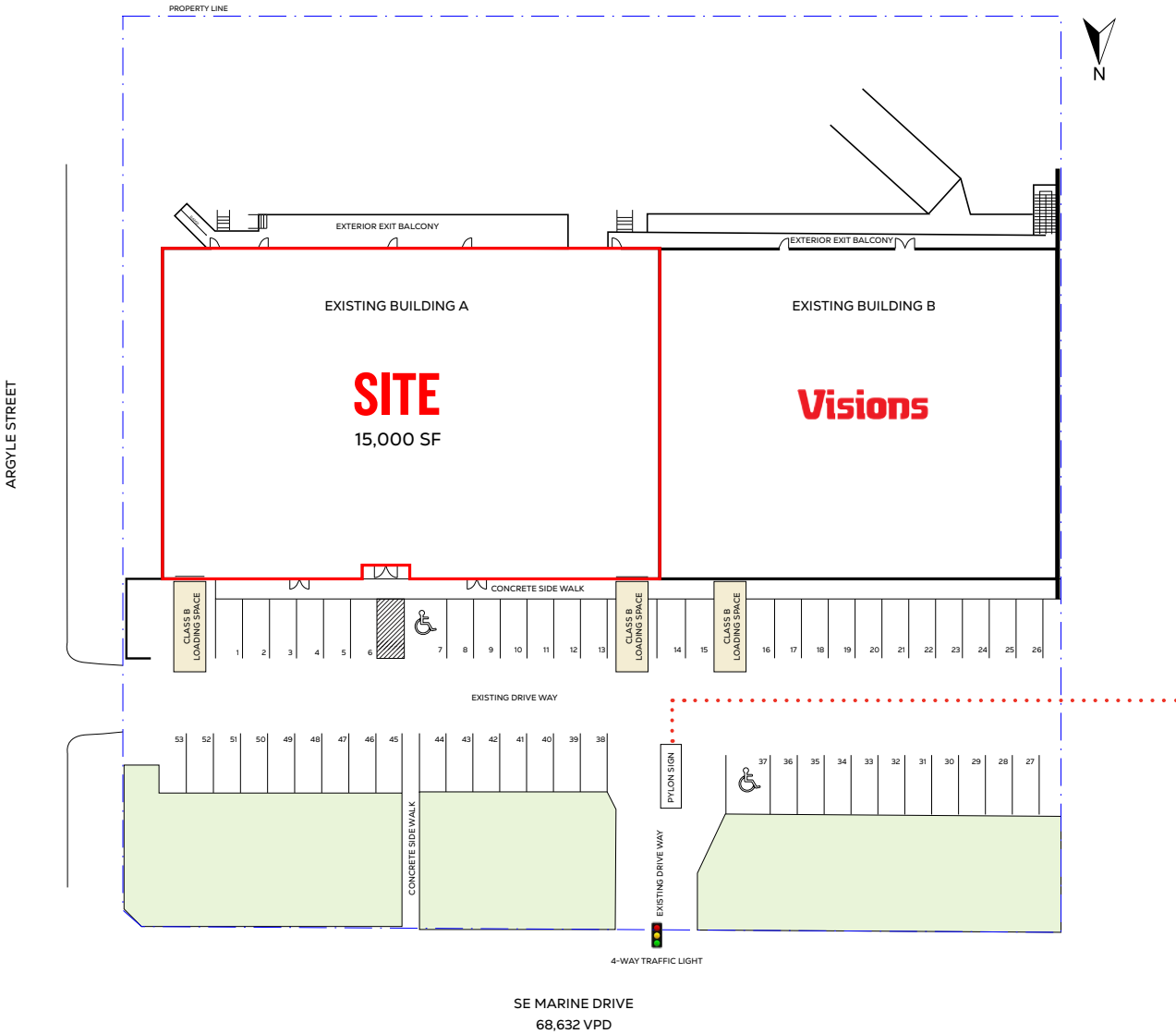
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SITE PLAN

1678 SE MARINE DRIVE
VANCOUVER, BC



PHOTOS

1678 SE MARINE DRIVE
VANCOUVER, BC

Storefront + Parking



Main Entrance off SE Marine Dr



South Facing Aerial View



East Entrance off Argyle St





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