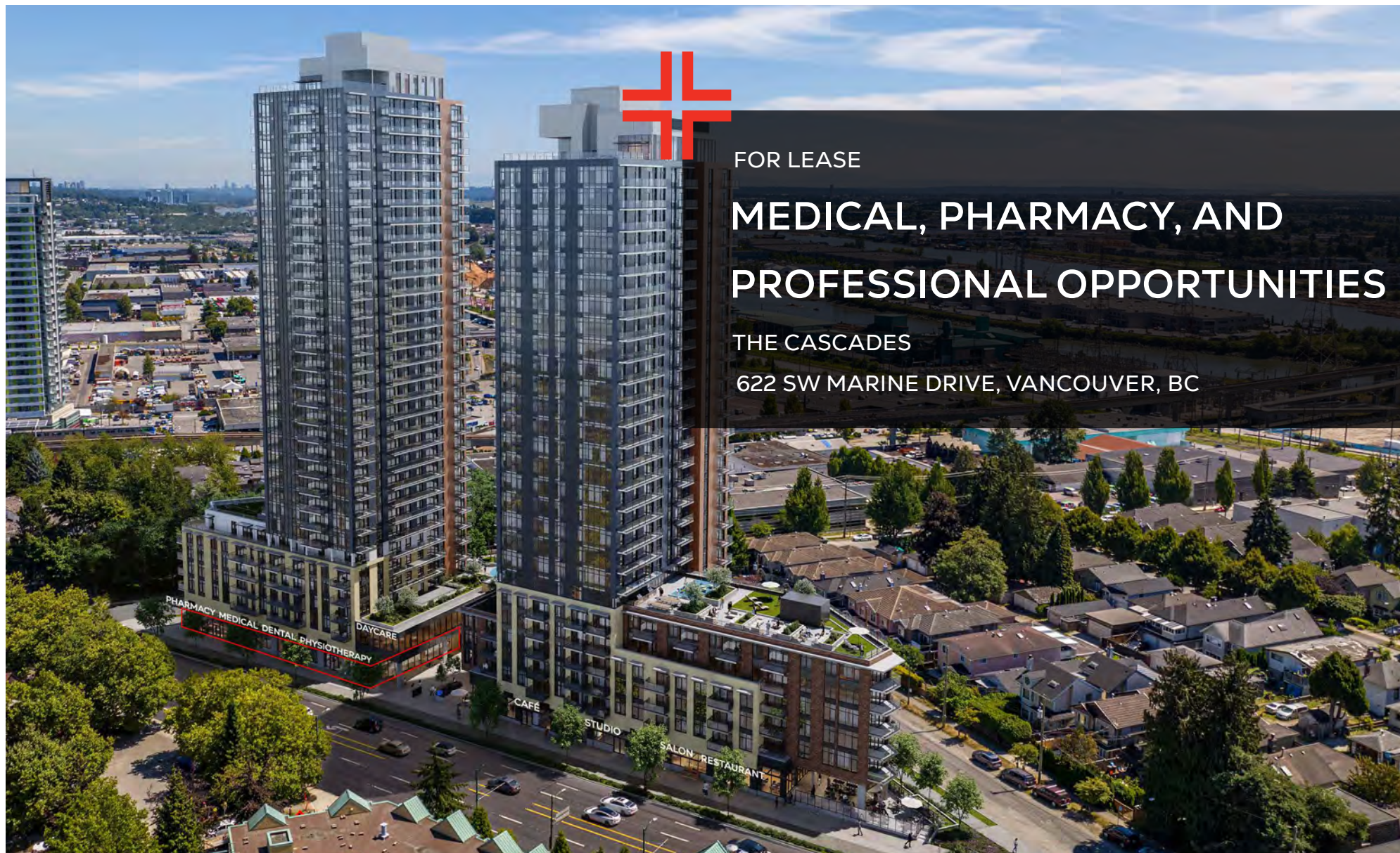




FOR LEASE

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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 **SITINGS**

XTEAM
RETAIL ADVISORS

SITINGS.CA
604.684.6767 **2**

⌘ 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)
The rentable area of the units includes small gross-up for common areas of 8.44%.

⌘ 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

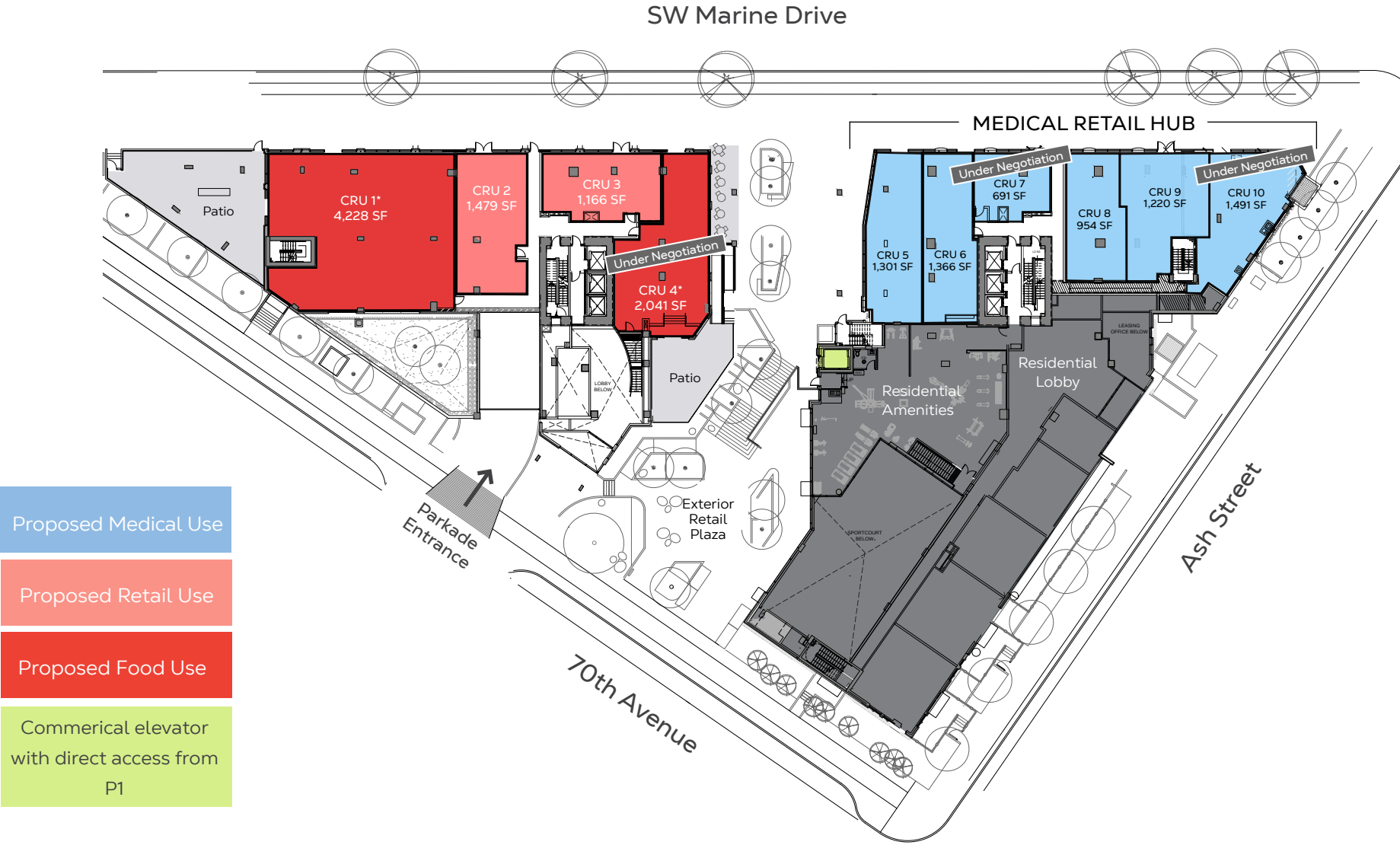
⌘ Completion: Q4 2026 (est.)

AREA RETAILERS



SITE PLAN

Ground Floor

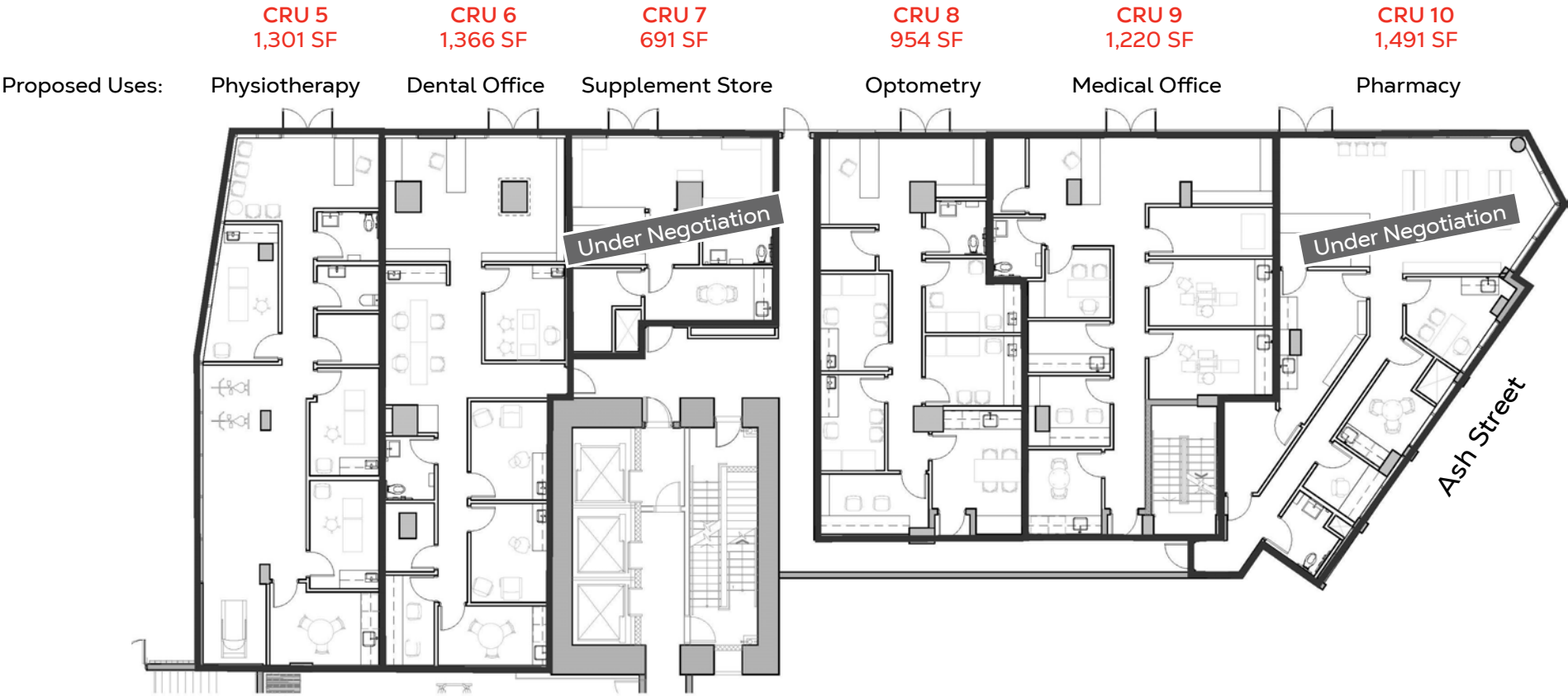


*CRU designed to accommodate exhaust
The rentable area of the units includes small gross-up for common areas of 8.44%.

FLOOR PLAN

Medical, Pharmacy, and Professional Units

SW Marine Drive



FLOOR PLAN

Second Floor

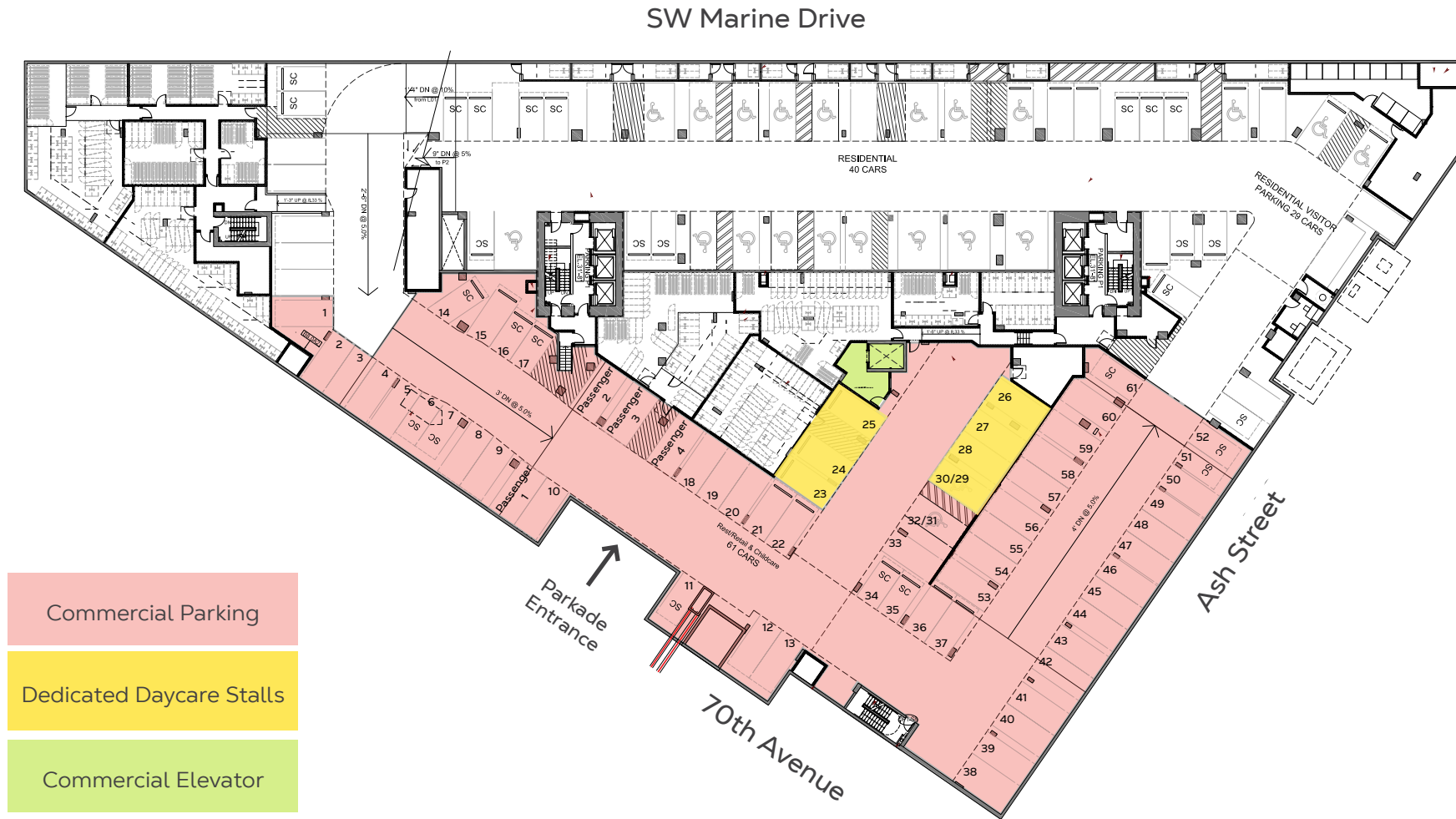
THE CASCADES
Vancouver, BC

SW Marine Drive



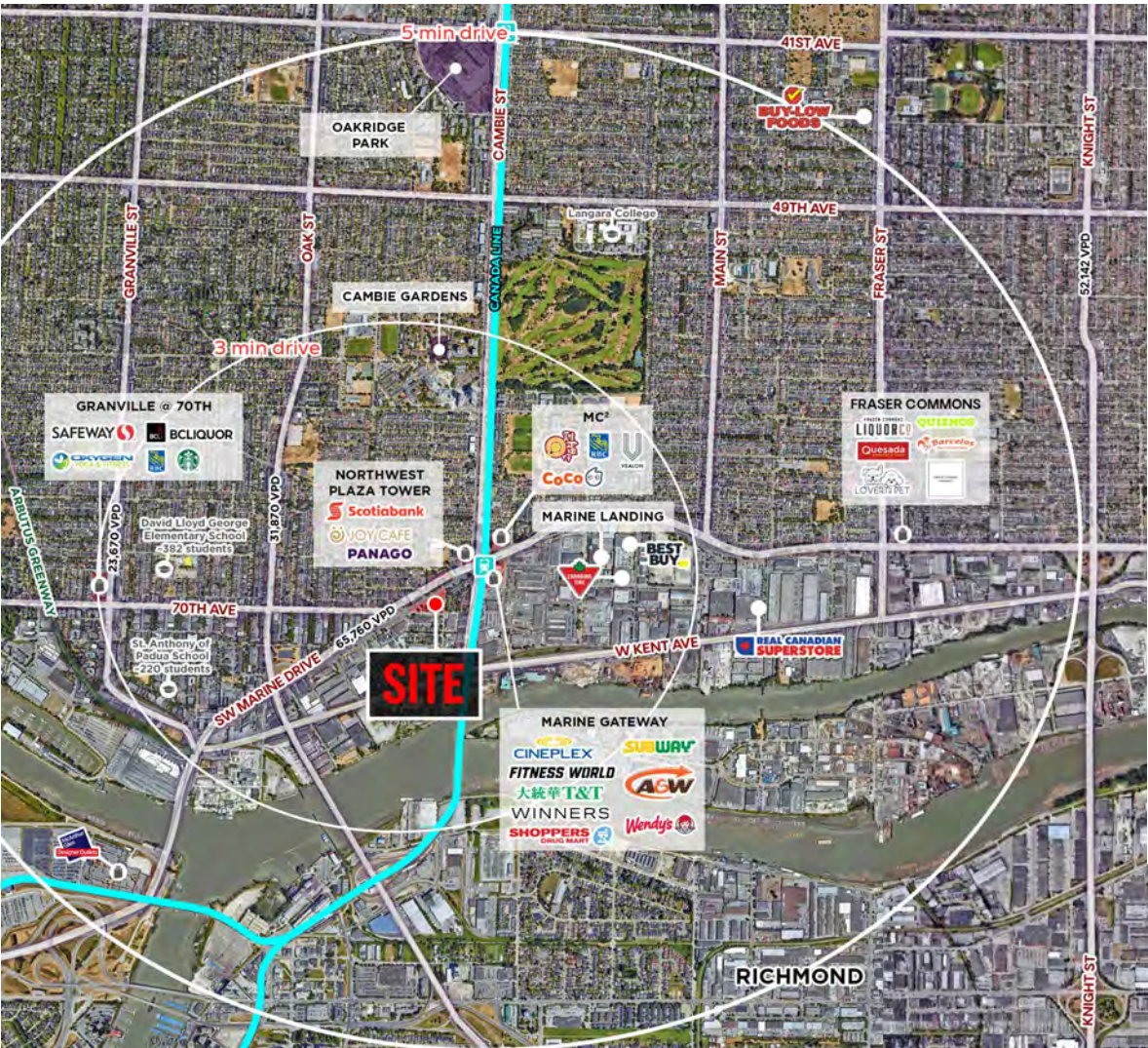
COMMERCIAL PARKING (P1)

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



Midway Block Along SW Marine Drive



Restaurant Opportunity with Outdoor Patio



Public Plaza



622 SW Marine Drive Aerial View

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.

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