



FOR LEASE
HIGH EXPOSURE MEDICAL HUB & RETAIL OPPORTUNITIES

THE CASCADES

622 SW MARINE DRIVE, VANCOUVER, BC

MARINE GATEWAY
SKYTRAIN STATION

SITINGS REALTY LTD.
SITINGS.CA / 604.684.6767
1595 – 650 West Georgia Street, Vancouver, BC V6B 4N8

SHELDON SCOTT
Personal Real Estate Corporation
604.788.1225
sheldon@sittings.ca

KAYLA MORROW
Senior Associate
604.416.5584
kayla@sittings.ca

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.



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)
- ⌘ 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



WINNERS

SleepCountry



Tim Hortons



★ PRET A MANGER ★

Scotiabank



BMO



SITE PLAN

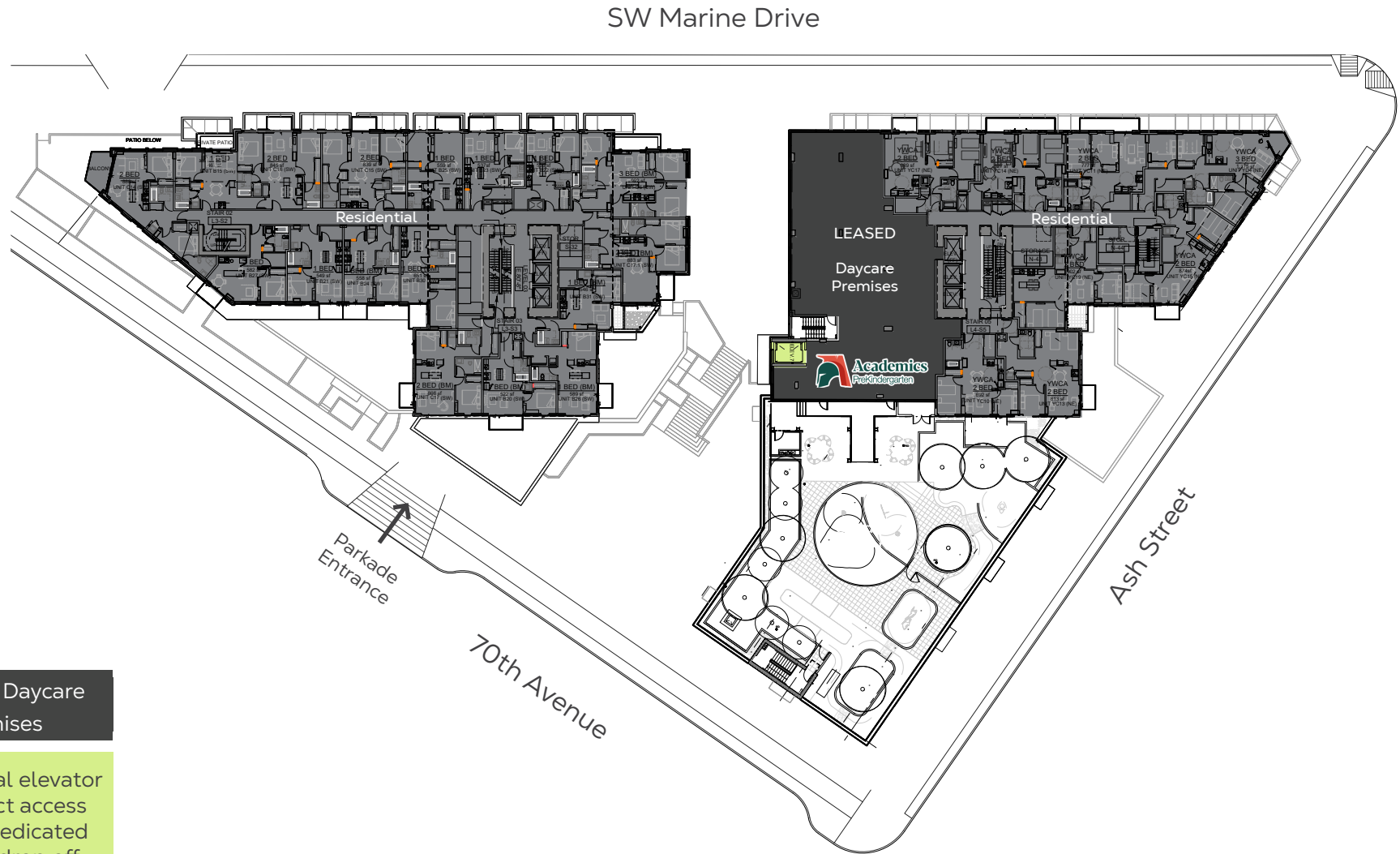
Ground Floor



*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.

SITE PLAN Second Floor

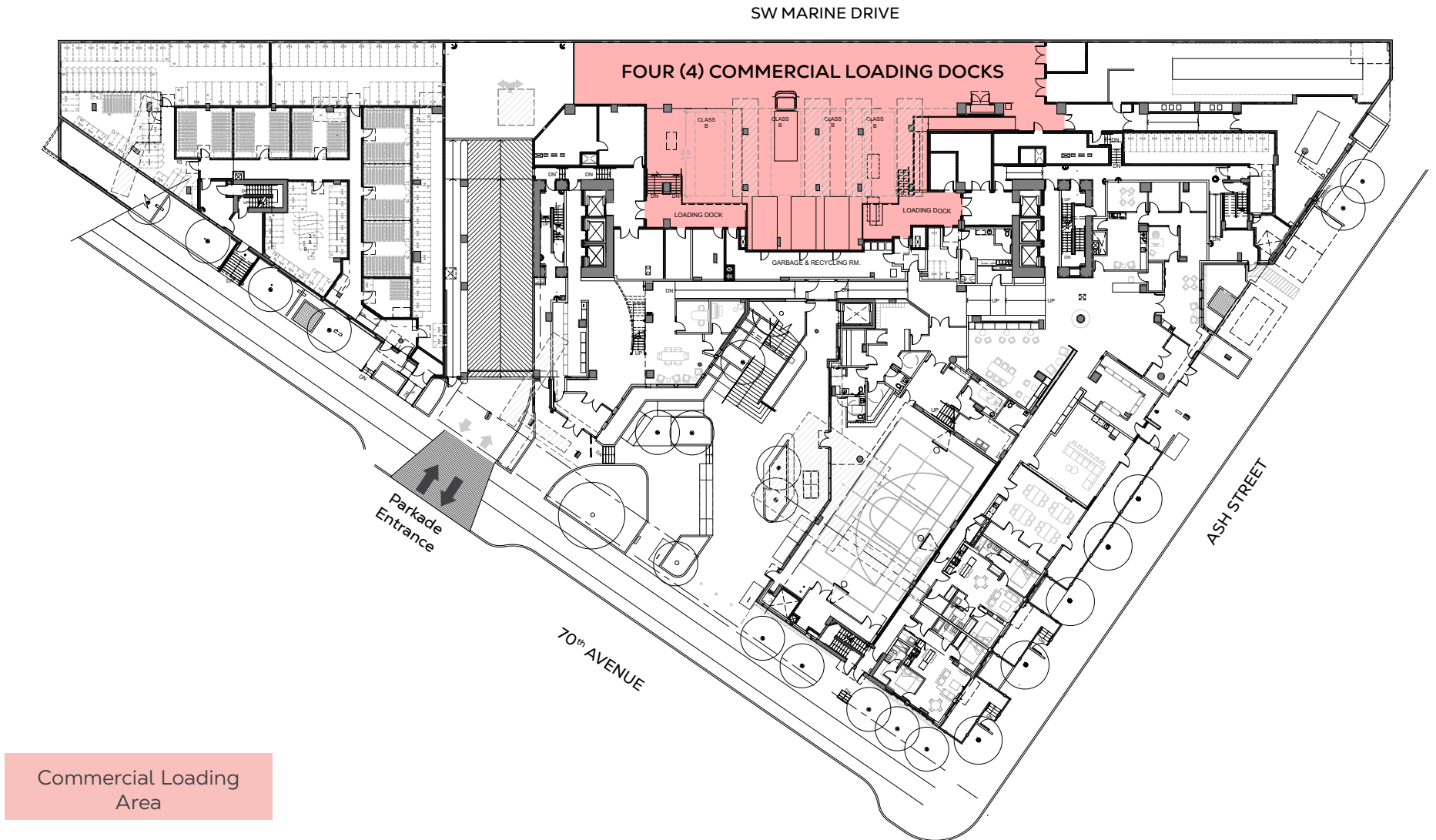


Leased - Daycare
Premises

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

SITE PLAN

Commercial Loading



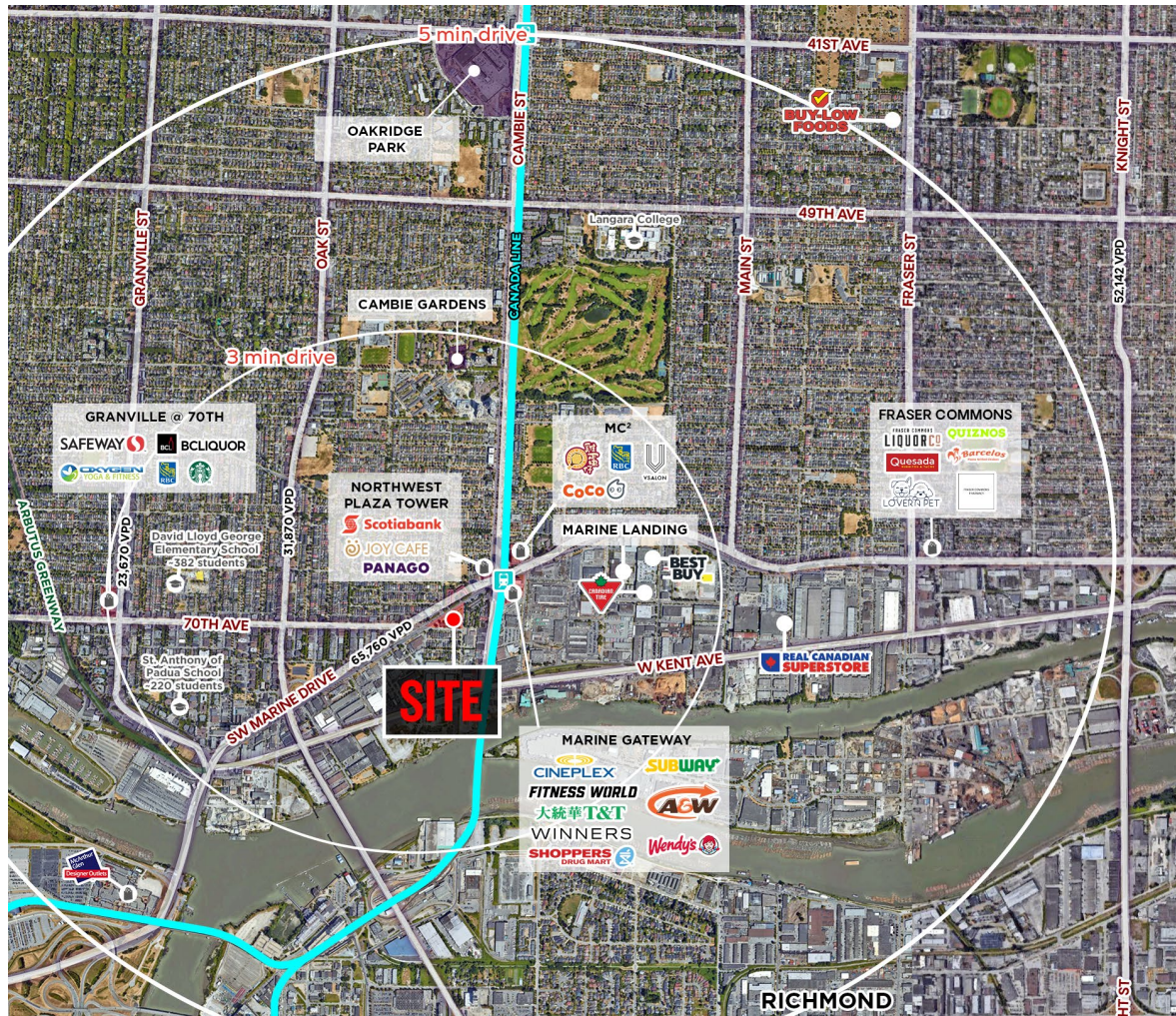
SITE PLAN

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



CRU 1 - Restaurant Opportunity with Outdoor Patio



Public Plaza



Midway Block Along SW Marine Drive

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