



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



# SITE PLAN

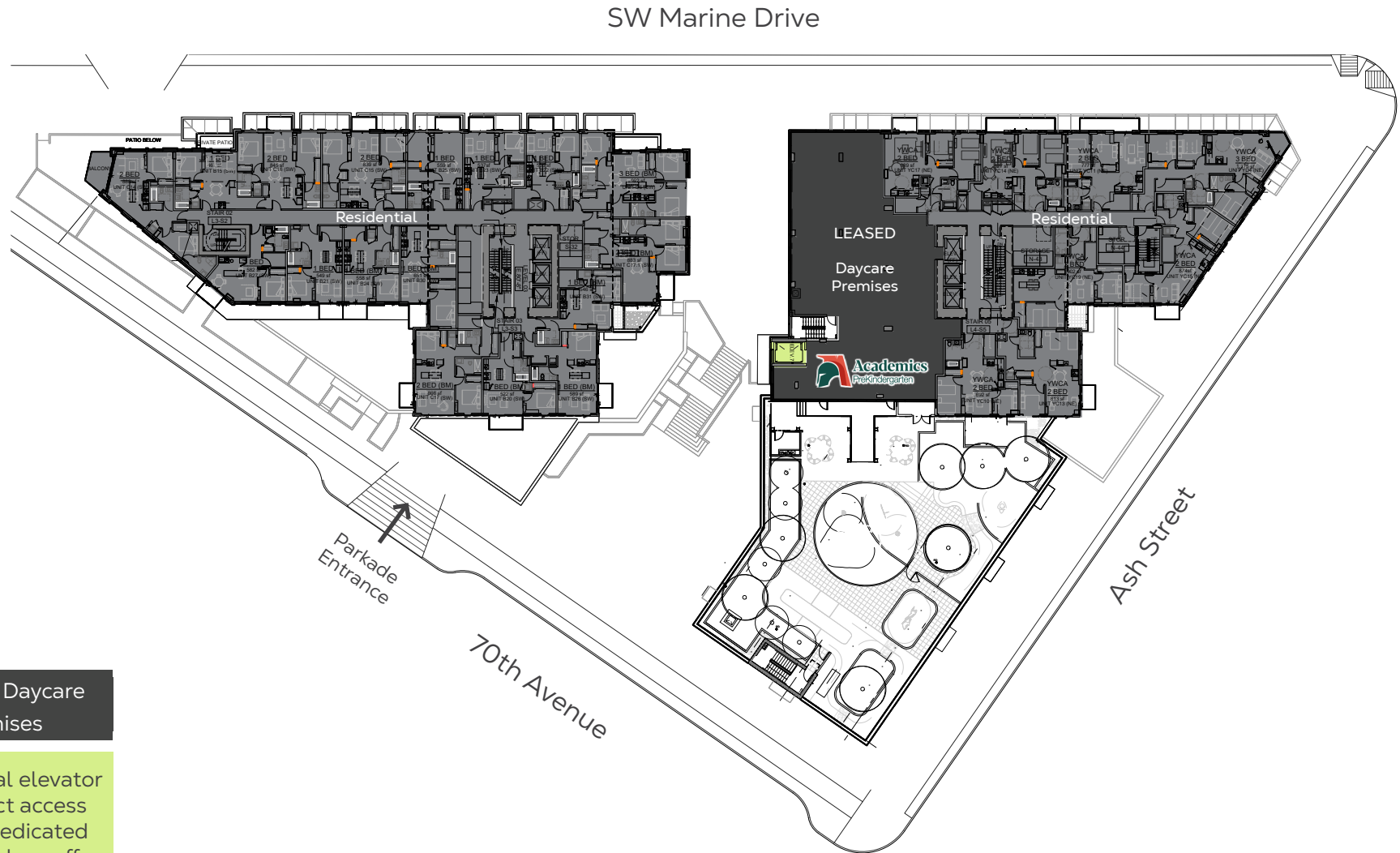
## Ground Floor



\*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

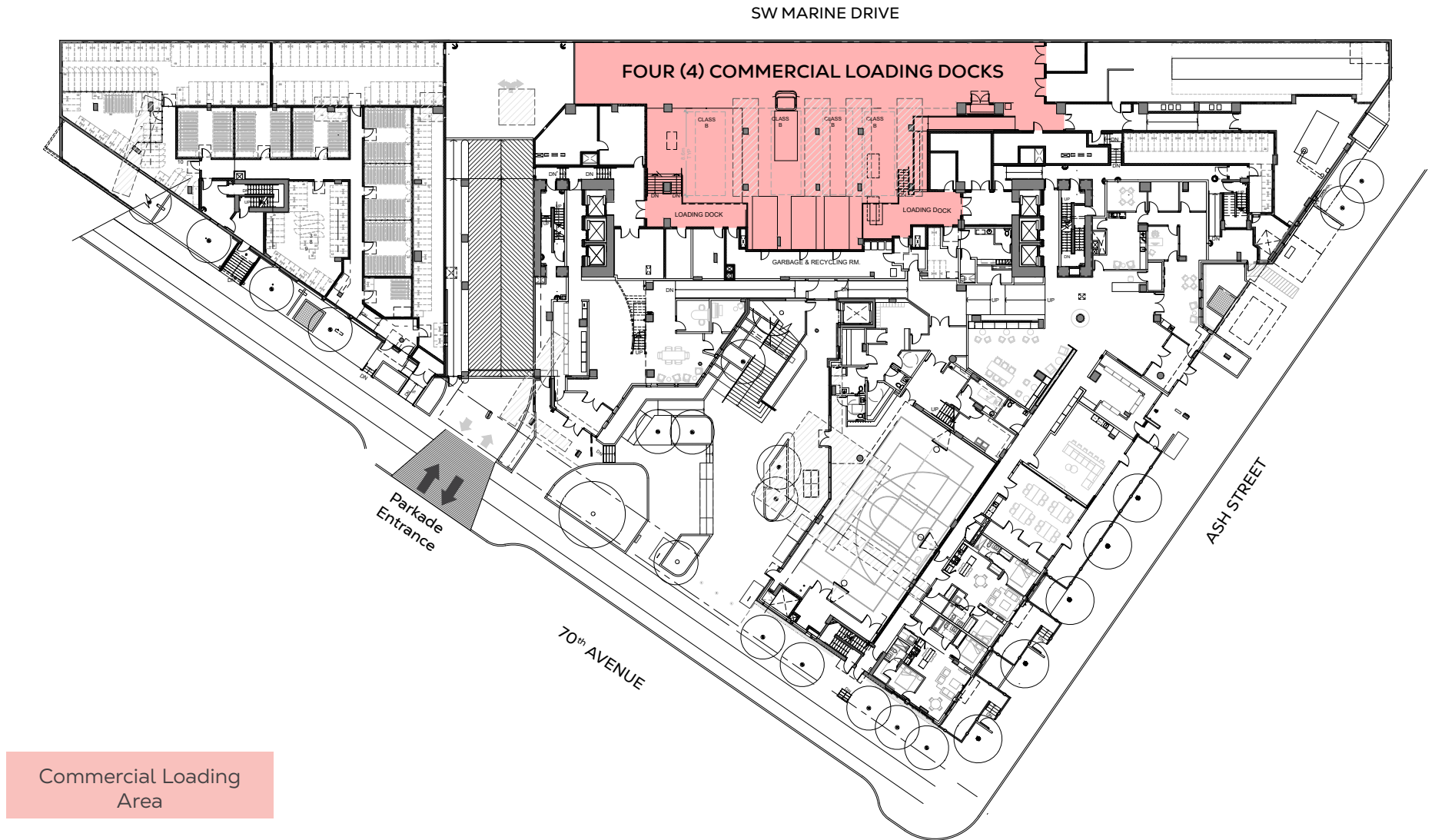


Leased - Daycare  
Premises

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

# SITE PLAN

## Commercial Loading



Commercial Loading Area

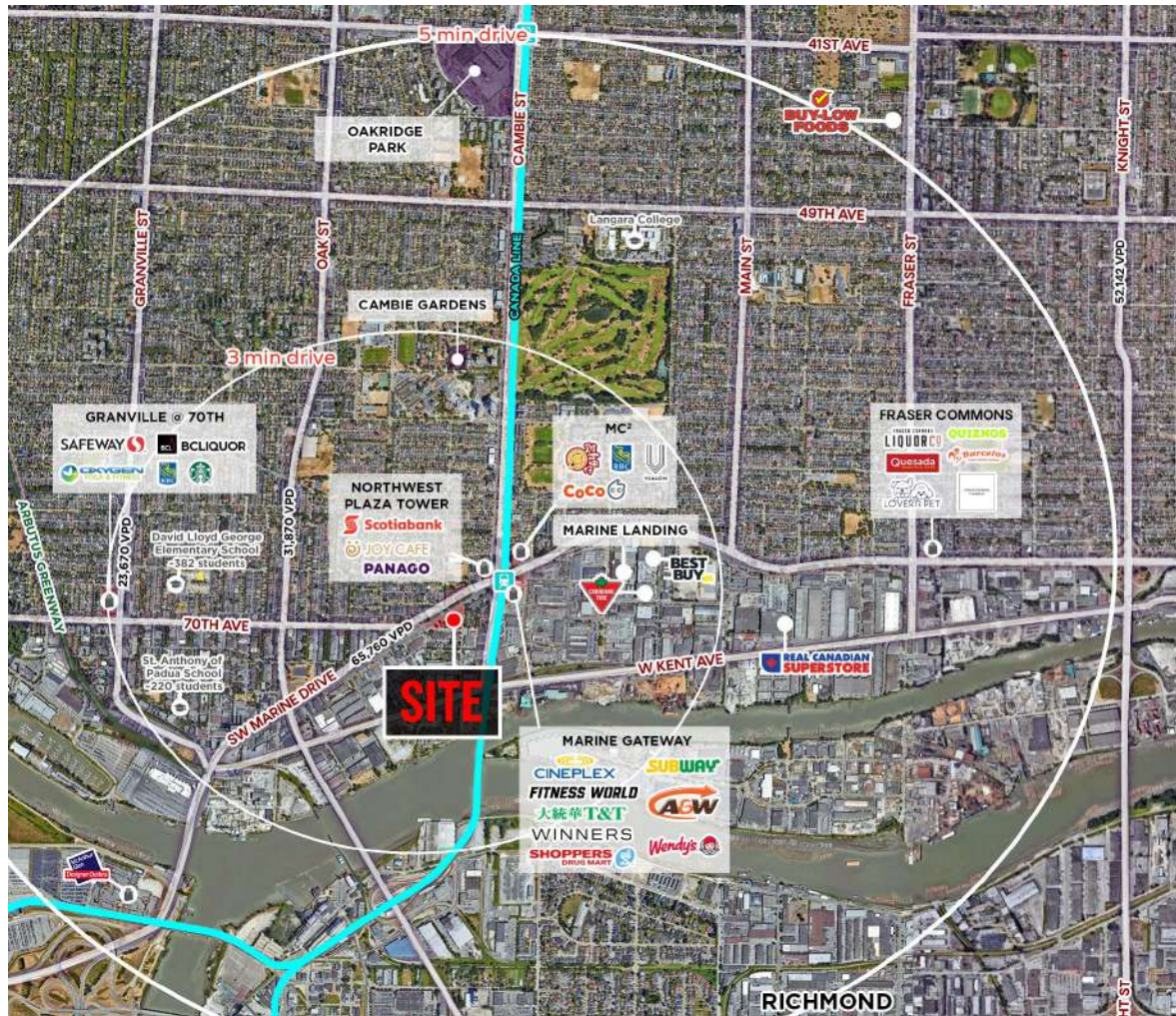
# SITE PLAN

## 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



CRU 1 - Restaurant Opportunity with Outdoor Patio



Public Plaza



Midway Block Along SW Marine Drive

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.

This document/email has been prepared by Sitings Realty Ltd. for advertising and general information only. Although information contained herein is from sources we believe reliable, Sitings Realty Ltd. makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. This document/email is subject to errors and omissions and any interested party should undertake their own inquiries as to the accuracy of the information. Sitings Realty Ltd. excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. All areas, measurements and dimension herein are approximate, interested parties/tenant are to verify measurements if important to them. This document/email is not an inducement representation.