



FOR QUALIFIED HOME BUILDERS · VANCOUVER

SHOVEL-READY · SIX HOMES

1688 SW Marine Drive.

VANCOUVER · V6P 6A9
MARPOLE · SW MARINE CORRIDOR
WESTSIDE MULTIPLEX LAND

6 HOMES · DP APPROVED



APPROVED RENDERING · FRONT ELEVATION

— 01 ASSET CLASS

Residential *Land*

Six-Home Multiplex · Shovel-Ready

— 02 ASKING PRICE

\$6,388,000 CAD

\$602 / sf buildable · PID 004-735-463

— 03 ENTITLEMENT

DP *Approved*

Prior-to conditions met · Proceed to BP

PREPARED BY
Seth Baker CCIM
Managing Broker

BROKERAGE · OFFICE
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BCFSA LICENSING
No. 162040
Brokerage No. X032223

EXECUTIVE SUMMARY / 1688 SW MARINE DRIVE · VANCOUVER

Six homes. Permit-ready.

A shovel-ready Westside multiplex on 15,135 sf.

1688 SW MARINE DRIVE
MARPOLE / SW MARINE CORRIDOR VANCOUVER, BC · V6P 6A9

6 UNITS · R1-1 / SSMUH · 0.70 FSR

ASKING PRICE

\$6,388,000

DP approved · prior-to conditions met.

BUILDABLE

10,600

sf

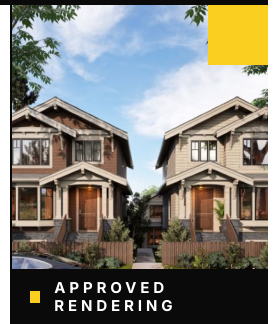
Across 4 buildings, 6 homes

LOT SIZE

15,135

sf

0.35 AC · 0.70 FSR



APPROVED RENDERING

— 01
THE
THESIS

■ THE ASSET

Shovel-ready. No risk.

DP approved with all prior-to conditions satisfied. **All 8 consultant reports complete.** Buyer advances directly to building permit — no rezoning, no public hearing, no entitlement risk.

■ THE PRODUCT

Right size. Right corridor.

3 detached + duplex, all ground-oriented. Covered garages, no underground. Wood-frame. Built for the family buyer the area is starving to house.

■ THE DEMAND

16x over-represented.
Within 1 km.

The two most affluent, family-oriented Asian household segments — **Asian Achievement** and **Asian Sophisticates** — appear here at **13-16x the national rate.** The buyer for this product lives next door.

■ THE SUPPLY

589 owned.
Declining.

Only **589 owned dwellings** within 500 m — and the count is falling. The \$300K+ household cohort has **nearly tripled since 2020.** Demand isn't the question. Inventory is.

— 02
TRADE-AREA
DEMOGRAPHICS

AVG HH INCOME
· 1KM

\$124,517
MEDIAN \$95,710

HH EARNING
\$200K+

17%

\$300K+ TRIPLED
SINCE '20

FAMILIES W/
CHILDREN

44%

82% COUPLES ·
73% MARRIED

AVG FAMILY
SIZE

2.9

MEDIAN AGE 39.7

PROFESSIONAL /
WHITE-COLLAR

75%

20% WORK FROM
HOME

Affluent, family-oriented, supply-constrained. **Peak demand for 3-bed and 5-bed ground-oriented product** — exactly the program approved on this lot. The development thesis is not speculative. It is the product type the neighbourhood is already buying.

— 03
KEY
METRICS

ASKING

\$6.388_M

\$602 / sf buildable

ZONING

R1-1

SSMUH designated · 0.70 FSR

ENTITLEMENT

DP ✓

BP-ready. 8 reports on file.

DELIVERY

6 homes

3 detached + **side-by-side duplex**

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THE OPPORTUNITY / ZONING · ENTITLEMENT · PROGRAM

Permitted, planned. and ready to build.

R1-1 / SSMUH

0.70 FSR

A 6-home program engineered for the corridor's dominant buyer.

DP APPROVED · BP-READY

ZONING	LOT	BUILDABLE	UNITS	PERMIT	CONSTRUCTION	PARKING
R1-1 SSMUH	15,135 <small>sf</small> 0.35 AC	10,600 <small>sf</small> FSR 0.70	6 4 BUILDINGS	DP ✓ PRIOR-TO MET	Wood NO UNDERGROUND	Surface COVERED GARAGES

— 01
APPROVED PROGRAM

BLDG	TYPE	BEDS	BATHS	AREA (SF)	KEY FEATURE
A	Detached	5	4	2,666	900 sf suite potential FLAGSHIP
B / upper	Detached	3	3	1,768	Private roof deck
B / lower	Suite	2	2	860	Ground patio
C	Detached	3	3	1,768	Two-storey rear residence
D / east	Half-duplex	3	3	1,768	Ground-oriented
D / west	Half-duplex	3	3	1,770	Ground-oriented
TOTAL	6 strata-titled units	19	18	10,600	All units include covered garages

— 02
CONSULTANT REPORTS

- ✓ Architectural
- ✓ Civil
- ✓ Electrical
- ✓ Geotechnical
- ✓ Environmental
- ✓ Arborist
- ✓ Archaeological
- ✓ Survey

— 03
WHY IT WORKS

■ NO ENTITLEMENT RISK

DP approved.
Prior-to met.

A buyer advances **directly to building permit**. No rezoning. No public hearing. No re-design. The clock starts at construction, not at council.

■ BUILT FOR THE BUYER

3-bed + 5-bed.
Ground-oriented.

82% of families in the trade area are couples; average family size is 2.9. **Peak demand is for 3-bed and 5-bed product** — exactly the program approved.

■ STRUCTURAL SCARCITY

589 owned.
Declining.

A built-out, supply-constrained Westside corridor. **The \$300K+ household cohort has nearly tripled since 2020** — but new owned inventory is shrinking, not growing.

The set.

On file, on demand.

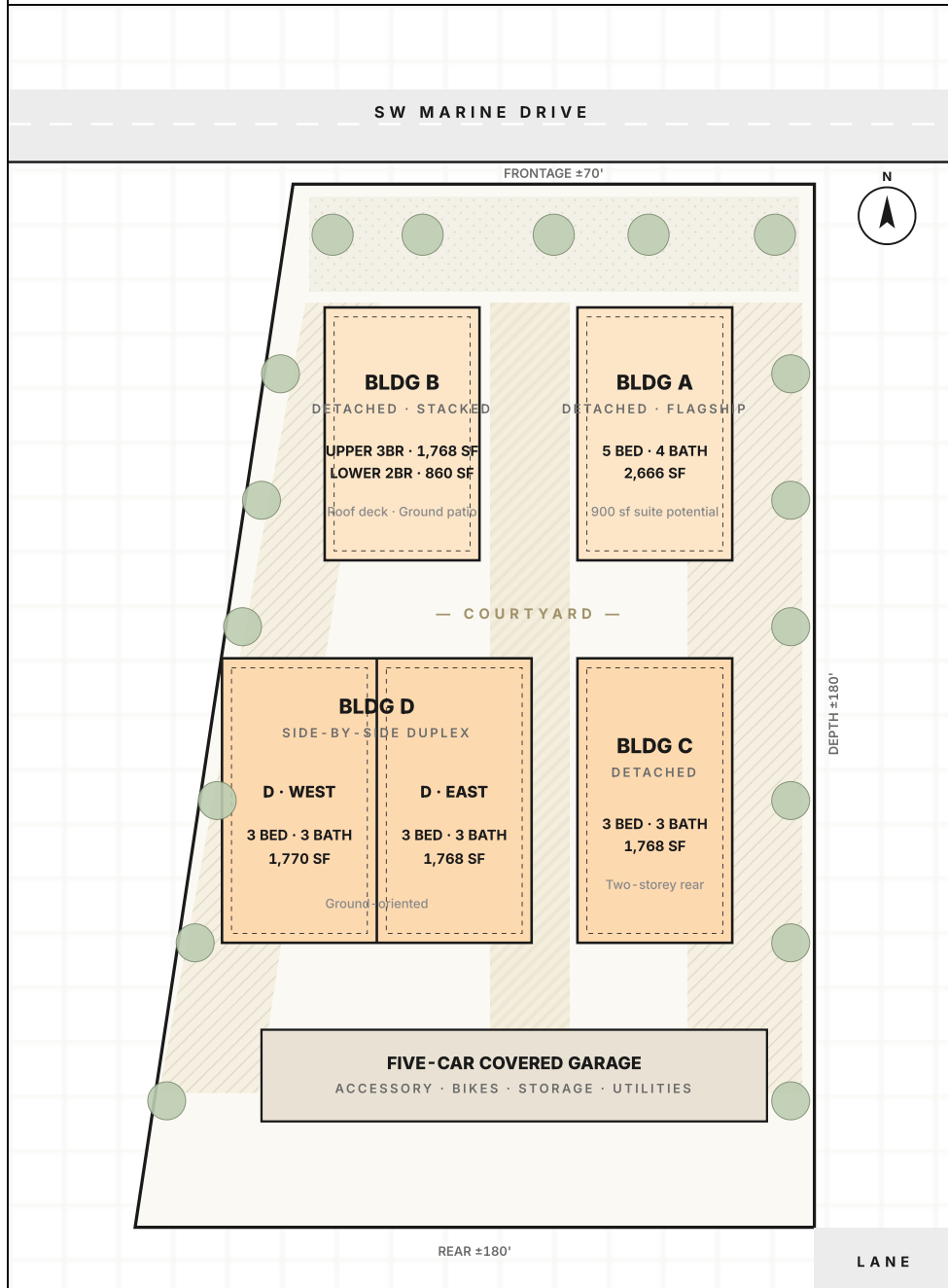
Stamped drawings — site plan, elevations, floor plates.

SHEET 04

DP-APPROVED PACKAGE
8 REPORTS COMPLETE

A1.1 SITE PLAN · SCHEMATIC

DP-APPROVED · SIMPLIFIED FROM STAMPED SET



LEGEND

- Front detached**
Bldg A · Flagship 5BR | Bldg B · Stacked
- Rear**
Bldg C · Detached | Bldg D · Duplex
- Accessory**
Bikes, storage, utilities
- Walkways & drives**
No underground parking
- Retained trees**
Perimeter landscape

LOT	15,135 sf
BUILDABLE	10,600 sf
FSR	0.70
HOMES	6

Schematic — simplified from the DP-approved A1.1 site plan. Full stamped set, dimensions and consultant reports available **under NDA**.

SHEET A1.1	SCALE Schematic	REVISION DP-Approved	STATUS Prior-to met
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RENDERINGS / APPROVED PROGRAM · ARTIST IMPRESSIONS

Six homes. *as approved.*

Four artist impressions of the DP-approved program (Option B).

SHEET 05
4 RENDERINGS
ARTIST IMPRESSION



The corridor. *and what surrounds it.*

Park-like Westside setting between the Golden Mile and Marpole.

SHEET 06

5 PHOTOS

AERIAL · CONTEXT



P-01

■ AERIAL · SITE OUTLINE



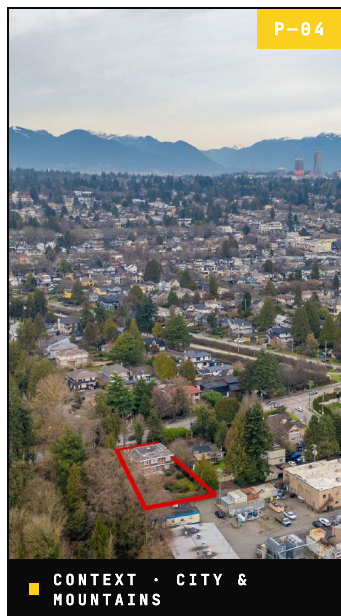
P-02

■ AERIAL · LOT CLOSE-UP



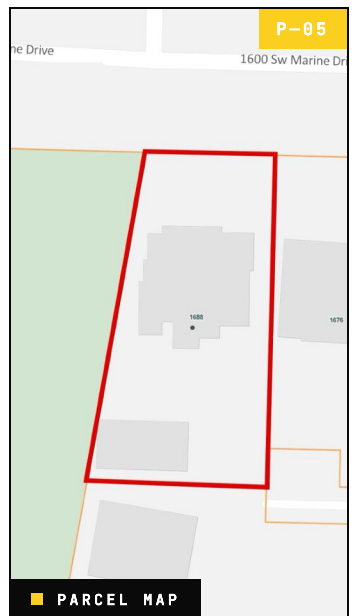
P-03

■ CONTEXT · FRASER & YVR



P-04

■ CONTEXT · CITY & MOUNTAINS



P-05

■ PARCEL MAP

END USER / WHO BUYS THIS PRODUCT, IN THIS CORRIDOR

The buyer. is already here.

Two PRIZM demographic segments concentrate in the Westside trade area — both index well above the national average for ownership and high household income.

SHEET 07
ENVIRONICS PRIZM
VANCOUVER · V6P

The product mix at 1688 SW Marine Drive — three large detached homes plus a ground-oriented duplex, all with covered garages — is built for the family already shopping this corridor. **Environics' PRIZM segmentation system classifies Canadian postal codes into 67 lifestyle types**, and two of them dominate the Vancouver Westside: **03 Asian Sophisticates** and **10 Asian Achievement**. Both are affluent, family-oriented, and home-ownership-driven. Both have grown by double digits in the most recent PRIZM update. Both cluster in V6P.

AVG HHLD INCOME · 1KM
\$124,517
Trade area

\$300K+ COHORT
≈3x
Growth since 2020

SEGMENT 03 · URBAN

Asian Sophisticates.

SOCIAL GROUP F1 · HIGH-INCOME URBAN FRINGE

Among Vancouver's most prominent neighbourhood segments — concentrating in the city core and inner Westside. Affluent, established Asian-Canadian households; a single-ethnicity-dominant segment growing by double digits in PRIZM 2025.

Strong cultural-consumer profile: **high engagement** with concerts, theatre and the arts; high consumption of radio, newspapers and magazines. Status, tradition and family wealth shape the housing decision.

ETHNIC PROFILE Single-ethnicity dominant	INCOME TIER Upper / affluent
HOUSEHOLD VALUES Status · Tradition	2025 TRAJECTORY Double-digit growth

WHERE THEY LIVE

Among Metro Vancouver's most prominent segments — concentrated in the inner Westside and core, including the V6P / SW Marine corridor.

SEGMENT 10 · SUBURBAN ELITE

Asian Achievement.

SOCIAL GROUP S2 · HIGH-INCOME SUBURBAN DIVERSITY

Established, well-educated Asian-Canadian families in upper-income, family-filled, owned-housing neighbourhoods. **Child-centred lifestyle**: strong commitment to post-secondary education, structured activities, and home ownership as a primary wealth vehicle.

Note: in earlier PRIZM editions this segment appeared as "Asian Achievers" / "Asian Sophisticates" — Envionics consolidated naming in PRIZM 2025; the underlying lifestyle is consistent.

FAMILY STRUCTURE Couples · Families	INCOME TIER Upper-middle / upper
TENURE Owned, ground-oriented	EDUCATION University · high rate

WHY THIS PROGRAM FITS

3-bed and 5-bed ground-oriented homes with covered garages match the program peak-demand: family-sized, owned, low-maintenance.

SOURCES · Envionics Analytics, PRIZM 2025 segment system · PRIZM5 Marketer's Handbook (2018) · Daily Hive Vancouver, "Metro Vancouver lifestyles by postal code" · Envionics Analytics blog: "PRIZM 2025 — Reflecting an Evolving Canada" (Jul 2025). Trade-area income figures from Property Data Sheet v26.4.21 (Multifamily REA). PRIZM is a registered trademark of Claritas, LLC, used under licence by Envionics Analytics. Segment descriptions paraphrased from publicly disclosed PRIZM materials; full proprietary descriptions available via Envionics.

CONTACT / QUALIFIED PARTIES · NDA · BROKER

Next move. *is yours.*

DP-approved. Permit-ready. Delivered to your team under NDA.

SHEET 08
OFFERED AT
\$3.688M

1688 SW Marine Drive.

Six homes, shovel-ready.

OFFERED AT
\$3,688,000

CAD · CO-OPERATING FEE

<p>- 01</p> <h3>Sign NDA</h3> <p>Execute the NDA on file (v26.3.10) and we release the full DP-approved drawing set and all eight consultant reports.</p>	<p>- 02</p> <h3>Site walk</h3> <p>Walk the lot with the listing broker. Review the corridor, adjacent greenspace, and lane access in person.</p>	<p>- 03</p> <h3>Diligence</h3> <p>All 8 reports complete · architectural, civil, electrical, geotechnical, environmental, arborist, archaeological, survey.</p>	<p>- 04</p> <h3>Build</h3> <p>Advance directly to building permit. No rezoning, no public hearing, no entitlement risk remaining.</p>
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- LISTING
BROKER

DIRECT
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