

# 1688 SW Marine Drive

Vancouver, BC V6P 6A9 · Marpole / SW Marine Corridor



## KEY PROJECT STATISTICS

Buildable Units	6 homes
Buildable Area	10,600 sq ft
Lot Size	15,135 sq ft
FSR	0.70
Zoning	R1-1 (SSMUH)
Permit Status	DP Approved
Construction	Wood-Frame
PID	004-735-463
Asking Price	\$6,388,000

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## PROPERTY OVERVIEW

Shovel-ready six-home multiplex development on a 15,135 sq ft Westside lot. Development permit approved with all prior-to conditions satisfied. A buyer advances directly to building permit.

Six strata-titled dwelling units across four buildings — three large detached family homes and a ground-oriented side-by-side duplex. Every home has a covered garage. Strata amenity fees apply to the garage only. The lot sits adjacent to greenspace in a park-like setting on SW Marine Drive between the original Golden Mile and Marpole.

R1-1 zoning, SSMUH designated. 10,600 sq ft buildable at 0.70 FSR. All eight major consultant reports complete and on file. Wood-frame construction throughout. Surface parking. Rear lane access. No underground.

## Development Highlights

- DP approved — proceed to BP
- Covered garages + gated access
- Adjacent greenspace
- No underground construction
- All 8 reports complete
- Minutes to YVR

## APPROVED DEVELOPMENT PROGRAM

Building	Type	Beds	Baths	Area (sq ft)	Key Feature
A	Detached	5	4	2,666	900 sq ft suite potential
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
<b>Total</b>		<b>6 units</b>		<b>10,600</b>	

All units strata-titled. Covered garages included. Strata amenity fee applies to garage only.

## MARKET PROFILE · MARPOLE / SW MARINE CORRIDOR

### DEMOGRAPHICS (1 KM RADIUS)

Average Household Income	\$124,517
Median Household Income	\$95,710
HH Earning \$200K+	17%
HH Earning \$300K+	Nearly tripled since 2020
Median Age	39.7
Average Family Size	2.9
Couples with Children	44%
Work from Home	20%
Owned Dwellings within 500m	589 (declining)

### MARKET NARRATIVE

The surrounding neighbourhood is affluent, family-oriented, and severely supply-constrained. 82% of families are couples, 73% married, with an average family size of 2.9 — peak demand for three-bedroom and five-bedroom ground-oriented product.

75% of employed residents hold professional or white-collar positions in business, finance, tech, health, and education. The \$300K+ household cohort has nearly tripled since 2020. Only 589 owned dwellings exist within 500 metres — and declining. This is a built-out, supply-constrained Westside neighbourhood with virtually no new inventory.

Dominant market segments are Asian Achievement and Asian Sophisticates, a highly affluent and active segment in this neighbourhood. The product type is perfect matched to this buyer group.

## DOMINANT MARKET SEGMENTS

PRIZM Segment	Index vs. Canada	Lifestyle Profile
Asian Achievement	1,658 (16x national avg)	High-income, family-oriented, homeownership-driven
Asian Sophisticates	1,315 (13x national avg)	Professional dual-income couples, education-focused

Source: EnviroNics Analytics / PRIZM (2025). Detailed demographic reports available upon request.

## ENTITLEMENT & REPORTS

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

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