

1628 SE MARINE DRIVE, VANCOUVER
2,136 SQFT - 4,256 SQFT, IC-1 ZONED RETAIL SPACE

**FOR
SUBLEASE**



WILLIAM | WRIGHT

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1628 SE Marine Drive Vancouver

For Sublease

William Wright Commercial is pleased to present 1628 SE Marine Drive, a 2,136 SF quasi-retail industrial unit available for sublease, with the option to expand up to 4,256 SF. The space is delivered as an open area warm shell, offering flexibility for a variety of retail, service commercial, or light industrial users. Positioned along a major arterial route, the unit provides strong exposure with pylon signage opportunities and benefits from shared on-site parking.



Flexible sublease term available



2,136 SF with the option to expand up to 4,256 SF



Positioned along one of Vancouver's key east-west arterial route



Exterior and pylon signage opportunities, as well as ample parking



± 2,136 SF



Option To Expand Up To ± 4,256 SF



Salient Facts

SIZE BREAKDOWN

± 2,136 SF with the option to expand up to 4,256 SF

PARKING

Shared parking

ZONING

IC-1

BASIC RENT

\$31.00/FT

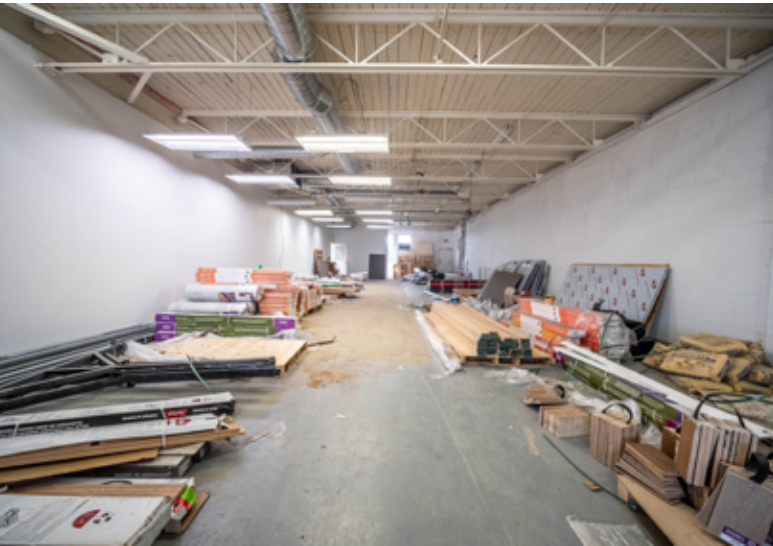
ADDITIONAL RENT

\$6.03/FT

MONTHLY RENT

± 2,136 SF: \$6,591.34 + GST

± 4,256 SF: \$13,133.31 + GST



Expansion Unit

± 2,136 SF



Amenities In The Area

72
Walk Score

Restaurants + Cafes

- + Northern Cafe
- + Dogwood Brewing
- + Bendick's Ice Cream
Factory Ice Cream
Outlet
- + Dosa Corner
- + Dublin Crossing
- + Hi Five Chicken
- + JAPADOG (South
Vancouver)
- + McDonald's
- + Neptune Palace
Seafood Restaurant
(Vancouver)
- + Panago Pizza
- + Pho Zen Vietnamese
Cuisine
- + Starbucks
- + Subway
- + Triple O's
- + Wendy's
- + Win Win Chick-N

Services

- + BMO Bank of Montreal
- + Chevron
- + Esso
- + Esso Car Wash
- + Fitness World
- + Mr. Lube + Tires
- + Petro-Canada
- + Scotiabank
- + Superstore Gas Bar

Retail

- + Fabricland
- + Visions Electronics
- + OpenBox.ca
- + 7-Eleven
- + Best Buy
- + Canadian Tire
- + Granville Toyota
- + Kal Tire
- + Loblaw Pharmacy
- + Lordco Auto Parts
- + Marine Chrysler
Dodge Jeep Ram
- + Marine Gateway
- + Marshalls
- + Real Canadian
Superstore
- + Shoppers Drug Mart
- + Sleep Country Canada
- + T&T Supermarket
- + Winners

Parks & Schools

- + George Park
- + Winona Park
- + Pierre Elliott Trudeau
Elementary School



Location

1628 SE Marine Drive is strategically positioned along one of Vancouver's key east-west arterial routes, providing excellent connectivity across the city and to surrounding municipalities. The property benefits from direct access to Knight Street Bridge, Boundary Road, and Marine Way, offering efficient routes to Burnaby, Richmond, and the broader Metro Vancouver area. Surrounded by established residential neighbourhoods, the location draws consistent local traffic, making it ideal for retail and service-based businesses. Nearby commercial nodes along SE Marine Drive and Victoria Drive provide a strong mix of retailers, restaurants, and daily amenities, supporting both customer traffic and employee convenience.

Contact Listing Agents

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