

27,889 SF
Large Format Retail



Subject Property

SPORTCHEK

CANADIAN TIRE

For Lease

8277 Ontario Street, Vancouver, BC

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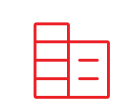
Location Overview

Strategically positioned at the signalized intersection of Southwest Marine Drive and Ontario Street in South Vancouver, the subject property offers a prime location along one of the region’s most prominent commercial corridors. Southwest Marine Drive serves as a critical east-west arterial connecting Richmond with southern Vancouver neighborhoods, generating exceptional visibility with daily traffic volumes exceeding 50,000 vehicles. The immediate area has evolved into a densified and dynamic transit-oriented node centered around the Canada Line’s Marine Drive Station. The area features a diverse mix of commercial uses, including big-box retail spaces providing a regional draw, light industrial facilities, and auto-oriented services.

Property Highlights

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High-Visibility Location

Prominent SW Marine Drive frontage with over 50,000+ daily vehicles at a signalized intersection.
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Proven Retail Destination

27,889 sq. ft. large format opportunity in an established multi-tenant complex alongside national retailers, with Marine Gateway and Canada Line nearby
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Ground Floor

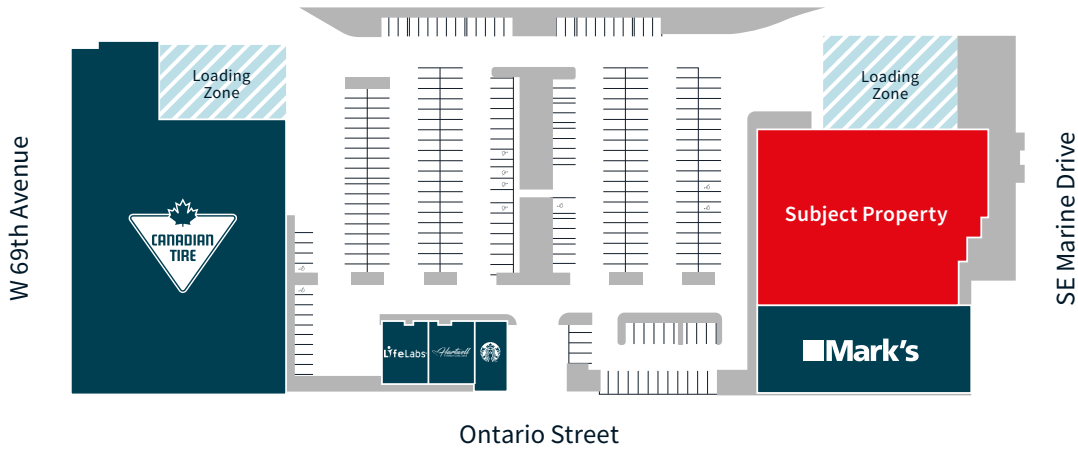
Ground floor retail space with surface level parking and convenient loading at grade
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Supply Constrained Market

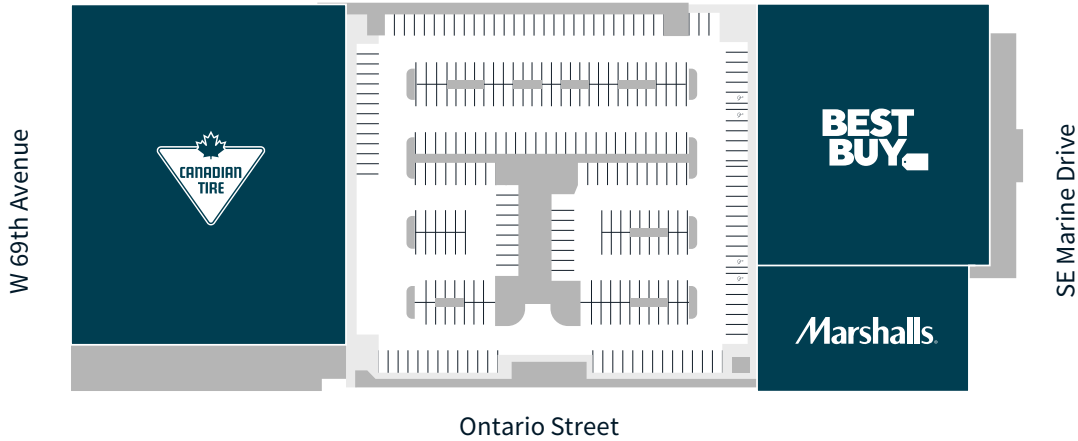
Limited new big-box development in close proximity, with no existing vacancies

Site Plan

Level 1



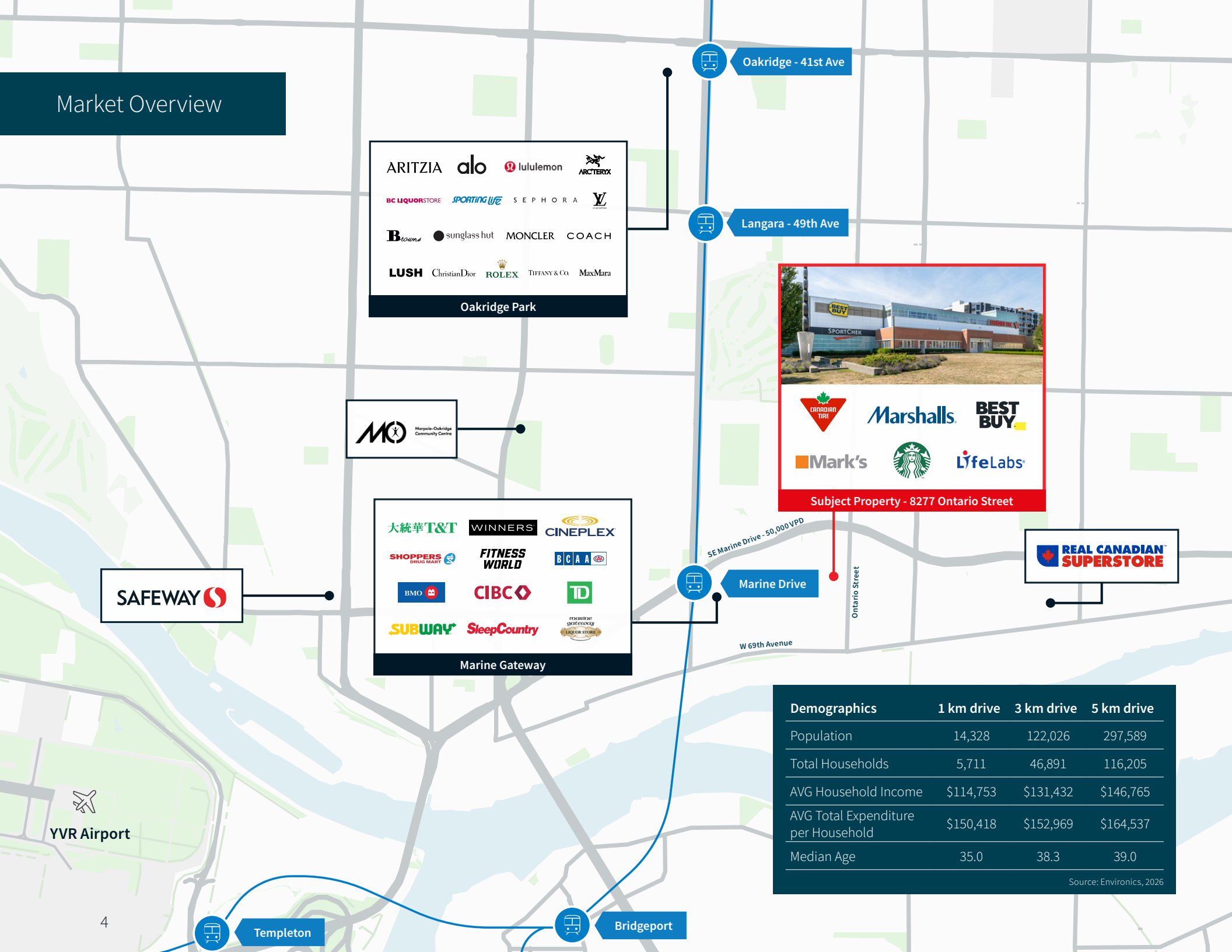
Level 2



Salient Details

	Address	8277 Ontario Street, Vancouver, BC
	Size	27,889 SF
	Base Rent	Contact Listing Agents
	Additional Rent	CAM: \$4.41 PSF Property Tax: \$6.73 PSF Total: \$11.14 PSF
	Available	February 1, 2027

Market Overview

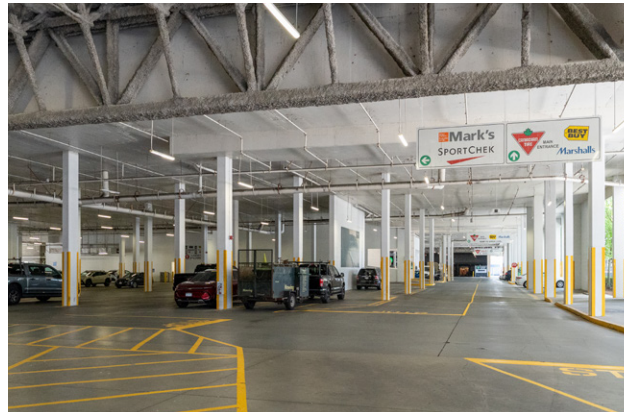
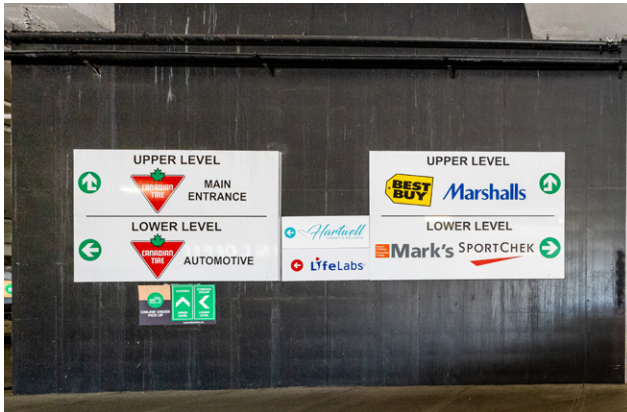


Demographics	1 km drive	3 km drive	5 km drive
Population	14,328	122,026	297,589
Total Households	5,711	46,891	116,205
AVG Household Income	\$114,753	\$131,432	\$146,765
AVG Total Expenditure per Household	\$150,418	\$152,969	\$164,537
Median Age	35.0	38.3	39.0

Source: Envisionics, 2026

Property Photos





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