



For Lease

SIGNAL Cambie

8491 Cambie Street, Vancouver, BC

Prime Retail Opportunity

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The Location

SIGNAL sits at the intersection of Cambie Street and Southwest Marine Drive in Marpole, one of Vancouver's fastest-growing neighbourhoods. This dynamic area blends retail, residential, and industrial development, creating strong demand from both businesses and residents. Located steps from Marine Gateway SkyTrain Station, the property connects seamlessly to Richmond and Vancouver West, extending its reach far beyond the immediate neighbourhood.

Property Highlights



Directly adjacent to the Marine Gateway SkyTrain Station



Surrounding a high-density residential area on all four corners of the SW Marine and Cambie Street intersection



Positioned amongst retail, industrial, and residential nodes



Exclusive 393 sf covered patio area



Prime exposure along Cambie Street, providing excellent visibility



Efficient column placement providing a flexible and open layout.

SIGNAL

An exclusive retail opportunity at the podium of Oxford Properties' newly completed Cambie tower. The 1,341 sf unit features a private 393 sf covered patio and an open-concept layout that allows for flexible space configuration to suit various business needs.

SIGNAL comprises three rental towers with 952 units and over 3,500 projected residents, creating a built-in customer base. Positioned directly across from Marine Gateway SkyTrain Station, this space combines convenience and accessibility in an established neighbourhood with sustained growth momentum.

272

number of rental homes
32-storey Cambie Tower

252

number of rental homes
27-storey Ash Tower

3,500+

projected occupants

Salient Details

Address: 8491 Cambie Street,
Vancouver, BC

Size: 1,341 SF
+ 393 SF covered patio

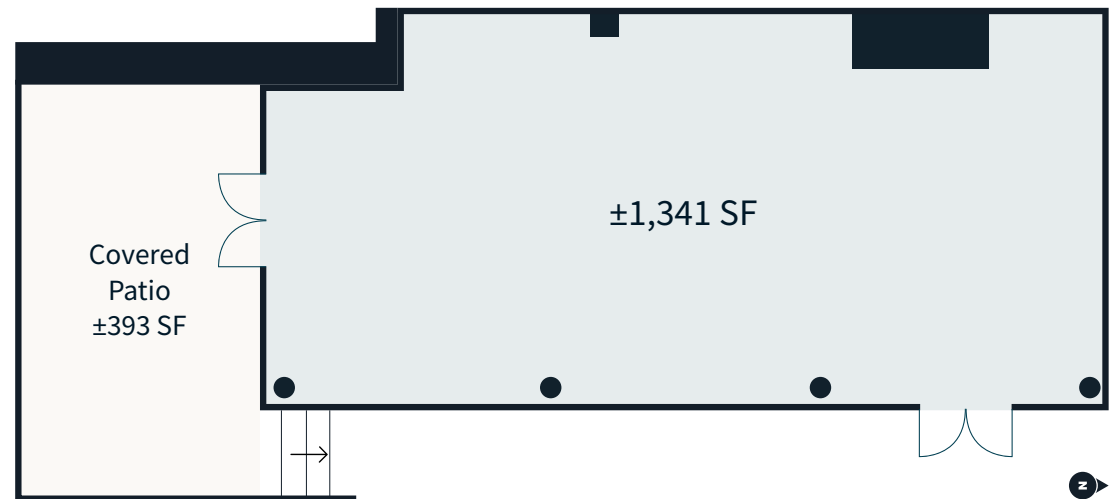
Asking Rate: Contact Listing Agents

Additional Rent: CAM: \$10.14 PSF
Taxes: \$8.45 PSF
Total: \$18.59 PSF

Timing: Immediately



Site Plan



Cambie Street

Market Overview

SAFeway **BC LIQUORSTORE**

OXYGEN
YOGA & FITNESS

RBC

Starbucks

Granville @ 70th



Subject Property
8491 Cambie Street

Scotiabank

PANAGO

JOY CAFE

Northwest Plaza Tower

RBC

VSALON

CoCo

MC²

ARITZIA **alo** **lululemon** **ARCTERYX**

BC LIQUORSTORE **SPORTING LIFE** **SEPHORA** **LV**

Brown **sunglass hut** **MONCLER** **COACH**

LUSH **ChristianDior** **ROLEX** **TIFFANY & Co.** **MaxMara**

Oakridge Park

大統華T&T **WINNERS** **CINEPLEX**

SHOPPERS DRUG MART **FITNESS WORLD** **BCAA**

BMO **CIBC** **TD**

SUBWAY **SleepCountry** **McGee's Grocery LIQUOR STORE**

AGW **Wendy's** **BR BASKIN-ROBBINS**

Marine Gateway

Canada's TIRE **Marshall's** **BEST BUY**

Mark's **Starbucks** **LifeLabs**

REAL CANADIAN SUPERSTORE

YVR Airport

McArthur Glen
Designer Outlets

Templeton

Bridgeport

Marine Drive

W 69th Avenue

Cambie Street
15,556 VPD

SE Marine Drive - 51,317 VPD

SW Marine Drive - 58,735 VPD

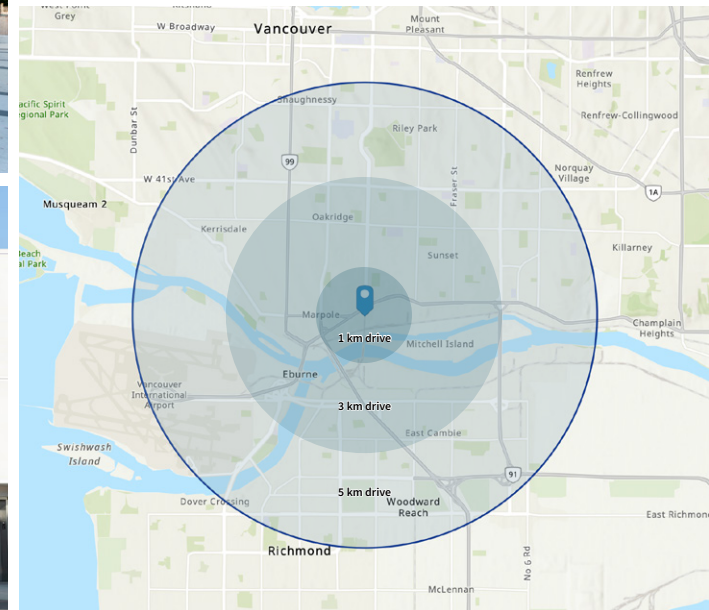
Oakridge - 41st Ave

Langara - 49th Ave



Demographics	1 km drive	3 km drive	5 km drive
Population	14,984	113,300	281,755
Total Households	6,433	44,505	111,059
AVG Household Income	\$106,793	\$131,774	\$145,407
AVG Total Expenditure per Household	\$140,525	\$156,430	\$165,462
Median Age	36.2	38.0	39.0

Source: Envisionics, 2026



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