



# NEIGHBOURHOOD PROFILE - MARPOLE

Marpole is diverse riverfront community and one of Vancouver's oldest residential communities. Rent and condo prices are still relatively affordable here compared to other neighbourhoods on Vancouver's Westside, and excellent transportation infrastructure ensures residents have quick access to downtown, the airport, and several communities in Metro Vancouver.

Major developments are underway - notably near Marine Drive and Cambie Street, where large retail establishments and high-rise residential and commercial buildings are appearing on the scene. Future plans include the expanding the Fraser River Trail to create a continuous riverside greenspace for residents to enjoy.



**30-45 MIN**  
PUBLIC TRANSIT  
**20-25 MIN**  
CAR  
**COMMUTE TO UBC**

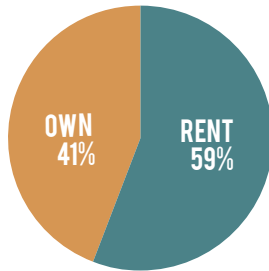
**11** PARKS  
**7** PLAYGROUNDS  
**PARKS**

**74**  
WALKABILITY SCORE  
**WALKABILITY**

**1** PUBLIC LIBRARY  
**1** COMMUNITY CENTRE  
**1** GOLF COURSE  
**AMENITIES**

## HOUSING

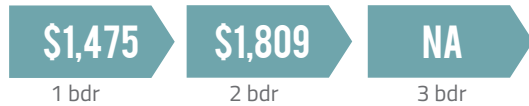
### OWN VS. RENT



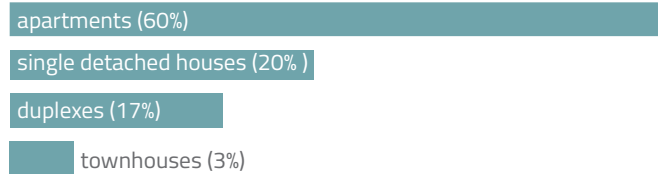
### BENCHMARK PRICE



### AVERAGE MONTHLY RENT

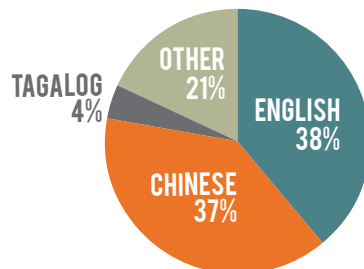


### DWELLING TYPE

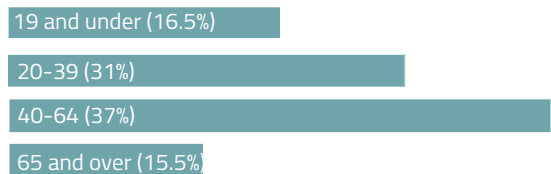


## DEMOGRAPHICS

### MOTHER TONGUE



### AGE GROUPS



**39%**  
1 PERSON HOUSEHOLDS  
**2.2** PERSON  
AVG. HOUSEHOLD SIZE  
**FAMILIES**

**MEDIAN HOUSEHOLD INCOME** **\$53,782**

SOURCES: Demographic data from Canada 2016 Census. Rent data from Canada Mortgage and Housing Corporation Rental Market Report (2024). Benchmark price data from Real Estate Board of Greater Vancouver (December 2024).



# PUBLIC SCHOOLS

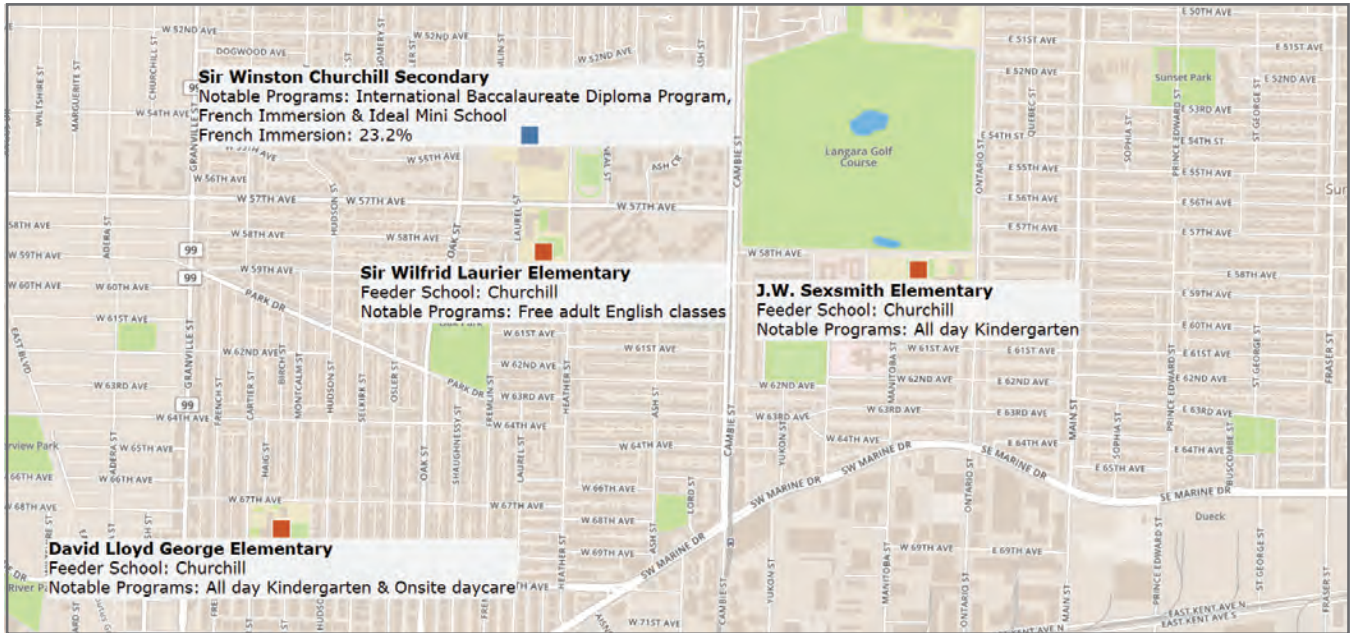


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