NEIGHBOURHOOD PROFILE – MARPOLE

Marpole is a 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

74 WALKABILITY SCORE

1 PUBLIC LIBRARY
1 COMMUNITY CENTRE
1 GOLF COURSE

OWN VS. RENT

OWN 41%
RENT 59%

AVERAGE MONTHLY RENT

$1,242 1 bdr
$1,543 2 bdr
NA 3 bdr

BENCHMARK PRICE

$2.1M detached
$1.5M townhouse
$682K apartment

DWELLING TYPE

apartments (60%)
single detached houses (20%)
duplexes (17%)
townhouses (3%)

DEMOGRAPHICS

39% 1 PERSON HOUSEHOLDS
2.2 PERSON AVERAGE HOUSEHOLD SIZE

MOTHER TONGUE

ENGLISH 38%
CHINESE 37%
TAGALOG 4%
OTHER 21%

MEDIAN HOUSEHOLD INCOME $53,782

PUBLIC SCHOOLS

Sir Winston Churchill Secondary
Notable Programs: International Baccalaureate Diploma Program, French Immersion & Ideal Mini School
French Immersion: 23.2%

Sir Wilfrid Laurier Elementary
Feeder School: Churchill
Notable Programs: Free adult English classes

J.W. Sexsmith Elementary
Feeder School: Churchill
Notable Programs: All day Kindergarten

David Lloyd George Elementary
Feeder School: Churchill
Notable Programs: All day Kindergarten & Onsite daycare

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