



FOR SALE

7008 NO. 3 ROAD

*High Profile Retail Investment Opportunity
Located in Richmond's Vibrant City Centre*

Marcus & Millichap

Opportunity Overview

An exceptional opportunity to acquire a retail investment property located at the prominent intersection of No. 3 Road and Granville Avenue in the heart of Richmond City Centre. 7008 No. 3 Road (the “Property”) is a freestanding single-storey retail building comprising 9,800 sf of leasable area situated on a 32,408 sf site.

With approximately 350 feet of frontage along two of Richmond’s primary arterial roads, the Property benefits from exceptional visibility to vehicular and pedestrian traffic. Fully leased to The Toronto-Dominion Bank until June 30, 2029, the Property provides secure income with the opportunity for rental upside upon lease renewal.

Salient Details

Address:	7008 No. 3 Road Richmond, BC V6Y 2C6
PID:	029-125-251
Legal Description:	LOT 1 SECTION 16 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN EPP31119
BC Assessment (2026):	Land: \$9,525,000 Improvement: \$6,647,000 Actual Total: \$16,172,000
Property Taxes (2026):	\$157,346.29
Site Area:	32,408.64 sf
Building Area:	9,800 sf
Zoning:	CA
OCP Designation:	Downtown Mixed-Use
Tenant:	The Toronto-Dominion Bank
Annual Net Income:	Available upon a signed CA
Asking Price:	\$16,800,000

All information is approximate and subject to confirmation.

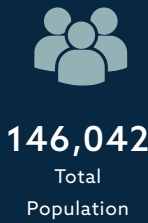


Property Highlights

- + Prominent corner location at the intersection of No. 3 Road and Granville Avenue in Richmond’s vibrant City Centre.
- + Ideally situated in Richmond City Centre/Brighouse, a thriving neighbourhood comprising numerous restaurants, services, community amenities, schools, parks, and notable shopping destinations such as CF Richmond Centre and Lansdowne Centre.
- + Located near the Richmond-Brighouse Canada Line Station (600 m), providing convenient rapid transit connectivity to Downtown Vancouver and throughout Metro Vancouver.
- + Quality building, built in 2014, with 44 parking stalls available on site.
- + Fully leased to The Toronto-Dominion Bank, the sixth largest bank in North America with global reach, providing stable income through June 30, 2029 and the potential to increase income upon a lease renewal.
- + Future redevelopment opportunity with a potential minimum density of 3.0 FSR and height of 8 storeys. The Property is situated within the City of Richmond’s Official Community Plan under the Downtown Mixed-Use designation which is further characterized as Urban Core T6 in the City Centre Area Plan. Under Provincial legislation (Bill 47) the Property is also defined as a Transit-Oriented Area (TOA) due to its location within 800 m of the Canada Line.

Area Demographics

2025 figures within a 3 km radius





Contact Information

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