

FOR LEASE

NO.3 ROAD & LANSDOWNE, RICHMOND, BC

ANCHOR & CRU OPPORTUNITIES
IN NEW DEVELOPMENT



Jack Allpress* 604 638 1975 JAllpress@MarcusMillichap.com
Jon Buckley* 604 630 0215 Jon.Buckley@MarcusMillichap.com
Layla Vera 604 398 4352 Layla.Vera@MarcusMillichap.com

*Personal Real Estate Corporation

Marcus & Millichap

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OPPORTUNITY

The site is located on the corner Lansdowne and No. 3 Road, directly across the street from the Lansdowne SkyTrain Station and Lansdowne Centre Mall. Plans include approximately 22,000 sf of retail space on the ground floor, 78,000 sf of office, and 360 units of residential in four towers above. The site also benefits from its prominent corner location, underground parking, and a street-front plaza area planned for Lansdowne Road.

HIGHLIGHTS



Brand new concrete construction



Three residential towers totaling 360 units



Underground parking stalls dedicated for exclusive retail use



Two prominent sides of road frontage on Lansdowne and No. 3 Road



Located adjacent to the Lansdowne Skytrain Station and Lansdowne Mall



Fully controlled, all turns intersections at Lansdowne and No. 3 Road



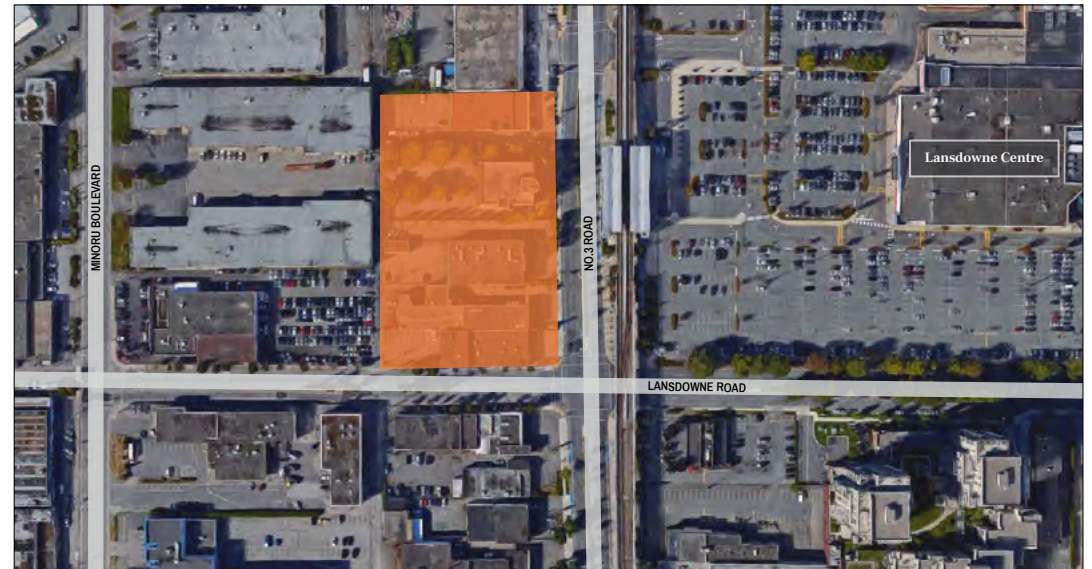
In close proximity to several large scale developments, representing over 4,000 new residential units set to be constructed in the coming years



LOCATION

The subject site is located in the heart of Lansdowne Village in Central Richmond, an area that is designated Downtown Mixed-Use in the Richmond Official Community Plan. The area is forecast to grow by 9.3% by 2021, and 22,464 people currently reside within a 1 km radius of the site.

Plans for the Central Richmond area include high-density development consisting of a mix of uses including residential, office, and retail. This area has seen unprecedented growth in recent years with thousands of residential units recently constructed, and over 4,000 more are either currently under construction or in planning stages.



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SITE PLAN

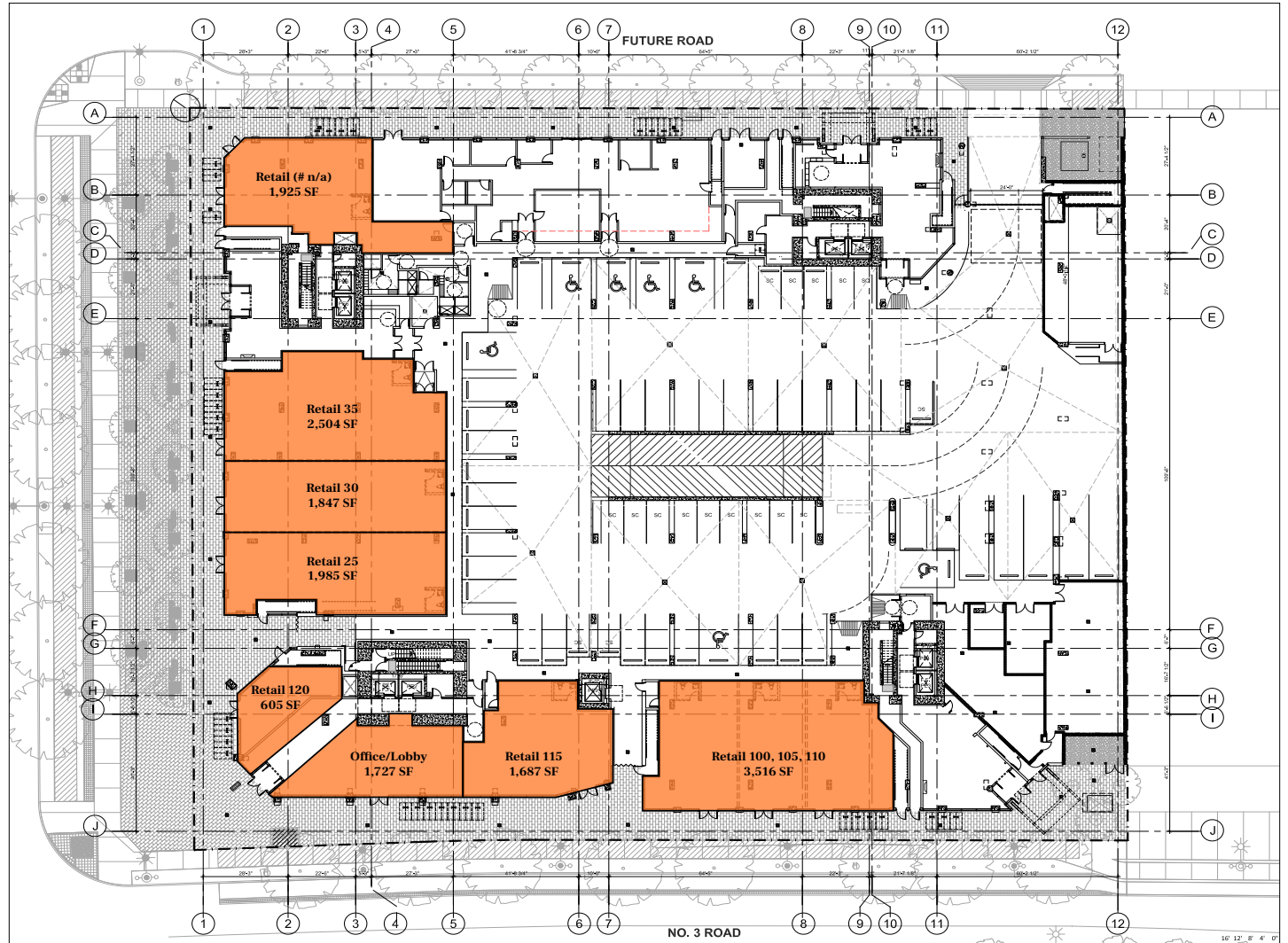
Unit	Square Footage
Retail 100, 105, 110	3,516 SF
Retail 115	1,687 SF
Retail 120	605 SF
Retail 35	2,504 SF
Retail 30	1,847 SF
Retail 25	1,985 SF
Retail (# n/a)	1,925 SF
Office/Lobby	1,727 SF

Zoning: Current ZC9
(to be rezoned under OCP designation Urban Core T6)

Traffic Counts: 26,132 VPD along No. 3 Road
11,195 VPD along Lansdowne Road

Available: Q4 2024

Asking Rates: Contact Listing Agent



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2020 Demographics	1 KM	3 KM	5 KM	10 Min Drive
Population	22,464	106,035	210,303	209,152
Households	10,524	41,811	78,818	78,671
Average Household Income	\$62,155	\$82,307	\$94,709	\$94,721
% Growth Rate (2019-2024)	7.3%	6.5%	5.3%	5.5%



WALK SCORE
 VERY WALKABLE
84*

TRANSIT SCORE
 EXCELLENT TRANSIT
82*

BIKE SCORE
 VERY BIKEABLE
70*

- 1. **Subject Site**
- 2. Canada Line SkyTrain
- 3. Richmond Hospital
- 4. Richmond Olympic Oval
- 5. Richmond Centre: H&M, The Bay, Sport Chek, Coast Capital, Shoppers Drug Mart, Cactus Club Cafe
- 6. Lansdowne Mall: Home Outfitters, Best Buy, JYSK, Winners, Toys R Us, Earls, HomeSense, TD Canada Trust
- 7. Aberdeen Centre: HSBC, Pharmasave, H-Mart, RBC
- 8. Yaohan Centre
- 9. River Rock Centre
- 10. Central at Garden City

*For more information on scores and methodology visit <https://www.walkscore.com/methodology>

Marcus & Millichap

Marcus & Millichap
1280-333 Seymour Street
Vancouver, BC V6B 5A6

T (604) 638-2121
F (604) 638-2122

MarcusMillichap.ca

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