

HIGH-EXPOSURE RETAIL SPACE
IN RICHMOND TOWN CENTRE

For Sublease

7971 Westminster Highway

Richmond, BC

CBRE



Sublease Details

AREA

3,630 SF

ASKING RENT

\$60.00 per square foot

ADDITIONAL RENT

\$21.88 per square foot (2023 est.)

ZONING

CDT1 (Downtown Commercial)

AVAILABLE

Immediately

TERM EXPIRY

September 30, 2029



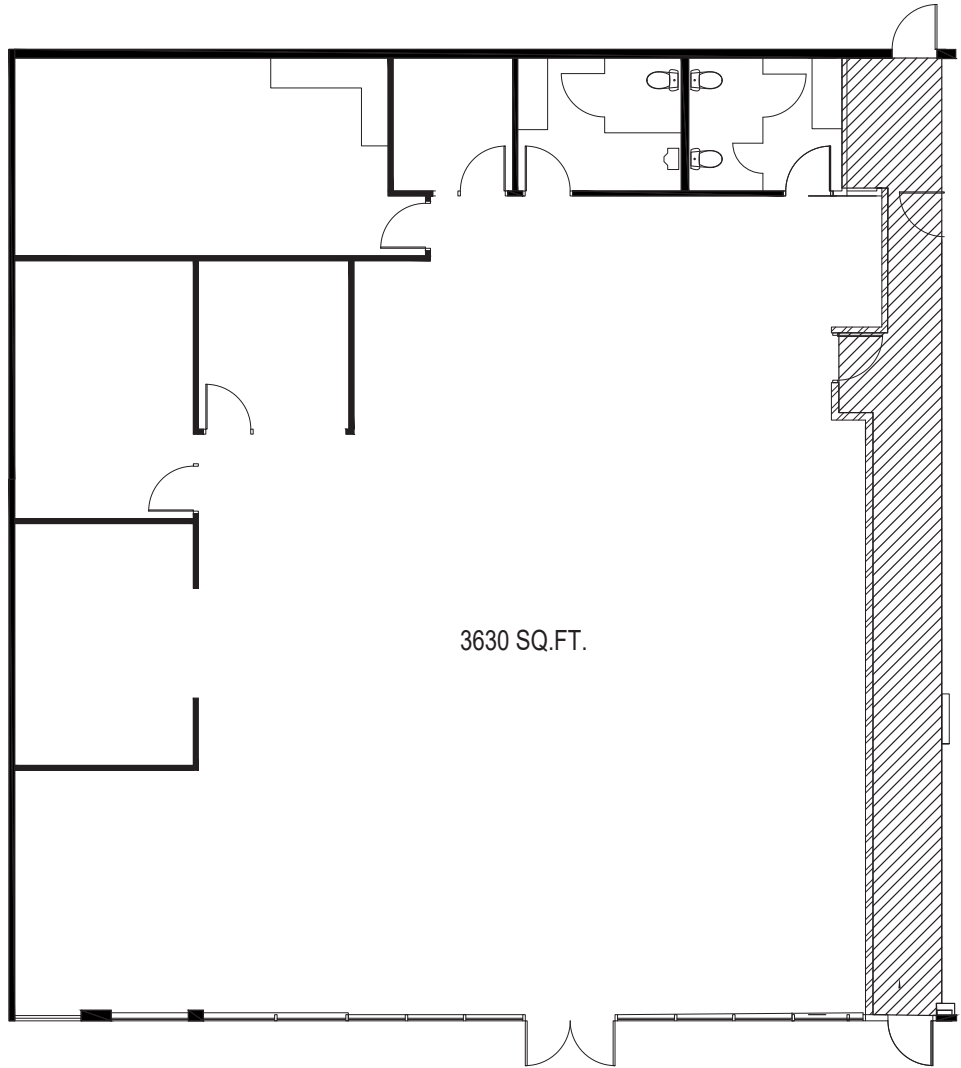
The Opportunity

CBRE Limited is pleased to present the opportunity to sublease 7971 Westminister Highway - 3,630 square feet of retail space in Richmond Town Centre.

The Subject Space is located on a busy throughfare, adjacent to CF Richmond Centre Mall and several notable retailers. The tenant will benefit from high vehicular and pedestrian traffic in the area, with the city's balance of urban and suburban surrounding neighbourhoods.

Zoning of the Space is extensive, including use for office, financial/business services, general retail, restaurant, and more.

7971 Westminster Highway





- 🚶
91 Walker's Paradise
- 🚊
81 Excellent Transit
- 🚲
72 Very Bikeable

7971 Westminster Highway is located near the busy intersection of Westminster Highway and No. 3 Road in Richmond, BC. Offering exceptional frontage and street-front exposure along the active throughfare that runs through the center of Richmond.

The space is located adjacent to CF Richmond Centre Mall which hosts a diverse group of notable retailers and draws a significant number of patrons to the area.

Only steps away from the well-traveled Canada Line and Richmond-Brighouse Sky Train station, the Subject Property is easily accessible to commuters. The location is well connected to the surrounding cities, with quick access to Highway 99 (10-minute drive) and Vancouver (20-minute drive) via the Arthur Liang Bridge.

Neighbourhood Tenants

- + BC Liquor
- + London Drugs
- + CF Richmond Centre Mall
- + HaiDiLai HotPot
- + Beard Papa's Sweet Cafe
- + Blenz Coffee
- + White Spot
- + Sheraton Vancouver Airport
- + Hilton Vancouver Airport
- + Executive Hotel Vancouver Airport
- + G&F Financial
- + Vancity
- + RBC Royal Bank
- + CIBC

Location

For Sublease

7971 Westminster Highway
Richmond BC

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