

# FOR LEASE

6699 RIVER ROAD, RICHMOND, BC

NEWLY CONSTRUCTED RETAIL  
UNITS IN THE HEART OF  
RICHMOND'S OVAL VILLAGE



2 RIVER GREEN

Developed By:

ASPAC  
DEVELOPMENTS

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**Marcus & Millichap**



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## OPPORTUNITY

Rare opportunity to lease high quality commercial retail strata units within the newly constructed 2 River Green development in the rapidly evolving Oval Village neighborhood of Richmond, British Columbia. 2 River Green is a mixed-use residential development comprising of 287 residential and 11 commercial retail units. The project by ASPAC offers ample street exposure along River Road next to Richmond's Olympic Oval. The property is perfectly situated to service existing and continued unprecedented residential growth in recent years with thousands of residential units constructed and many more either under construction or in the permitting stage.

## HIGHLIGHTS



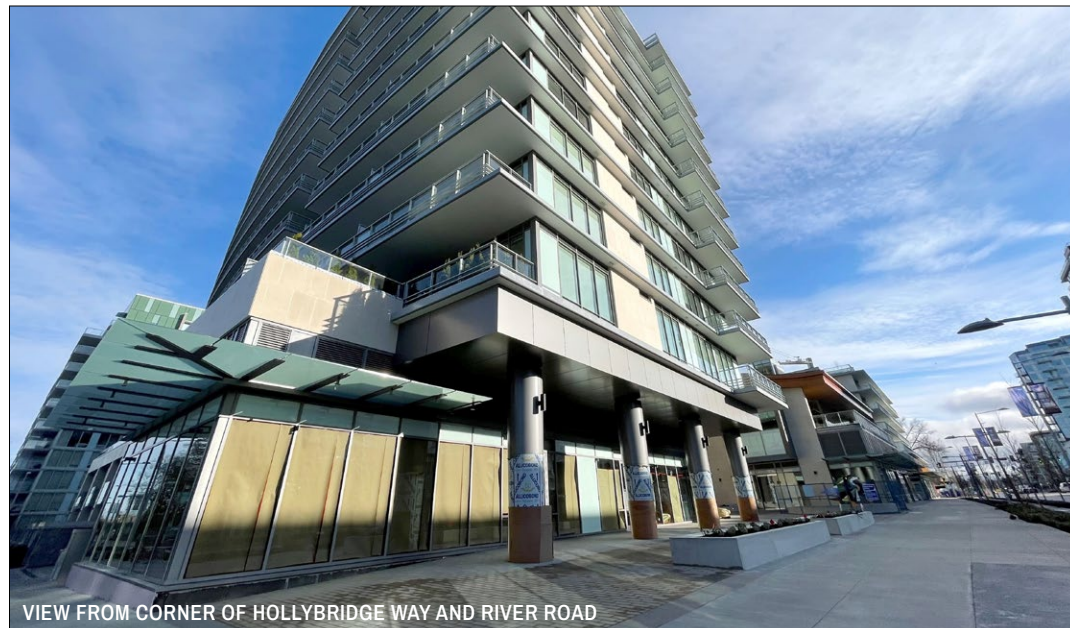
Excellent exposure at a prominent corner along River Road and Hollybridge Way in the heart of Richmond's Oval Village, directly across from Richmond's Olympic Oval



Population of 100,662 people within a 3 kilometre radius of the Subject Property, and is projected to grow significantly (8.8%) by 2025



Major area tenants include T&T Supermarket, Shoppers Drug Mart, and RONA



## SALIENT DETAILS

Municipal Address:	6699 River Road, Richmond, BC, V7C 0E6
Site Size:	117,361 SF
Gross Leasable Area:	14,970 SF
Access/Egress:	<ul style="list-style-type: none"><li>• Signalized traffic on Hollybridge Way &amp; River Road</li><li>• Signalized traffic on Pearson Way &amp; River Road</li></ul>
Parking:	133 stalls (66 of the stalls shared with 5111 Hollybridge Way, Richmond)
Zoning:	ZMU4 (High Rise Apartment and Olympic Oval - Oval Village City Centre): The zone provides for high density riverfront mixed-use residential and commercial uses
Possession:	Available Immediately
Additional Rent:	Please Contact Listing Agent
Asking Rates:	Please Contact Listing Agent

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## FAST FACTS



Excellent Exposure to

**Pedestrian & Vehicular  
Traffic**



Leasable Space

**14,970 SF**



Mixed-Use Development with

**287 New Homes**



Located in the Heart of

**Richmond's Oval Village**



VIEW FROM RIVER ROAD



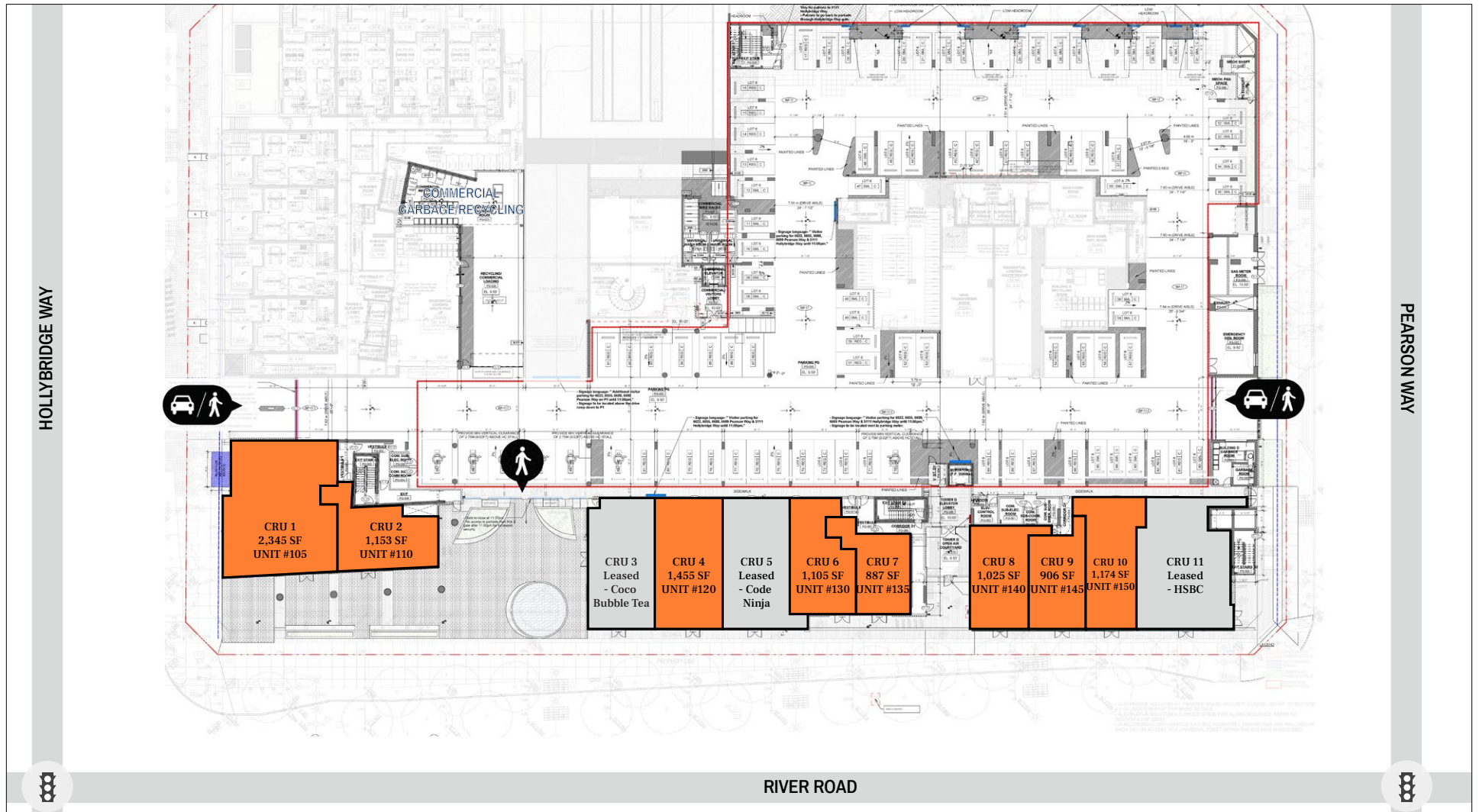
VIEW FROM RIVER ROAD



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## SITE PLAN





# FOR LEASE

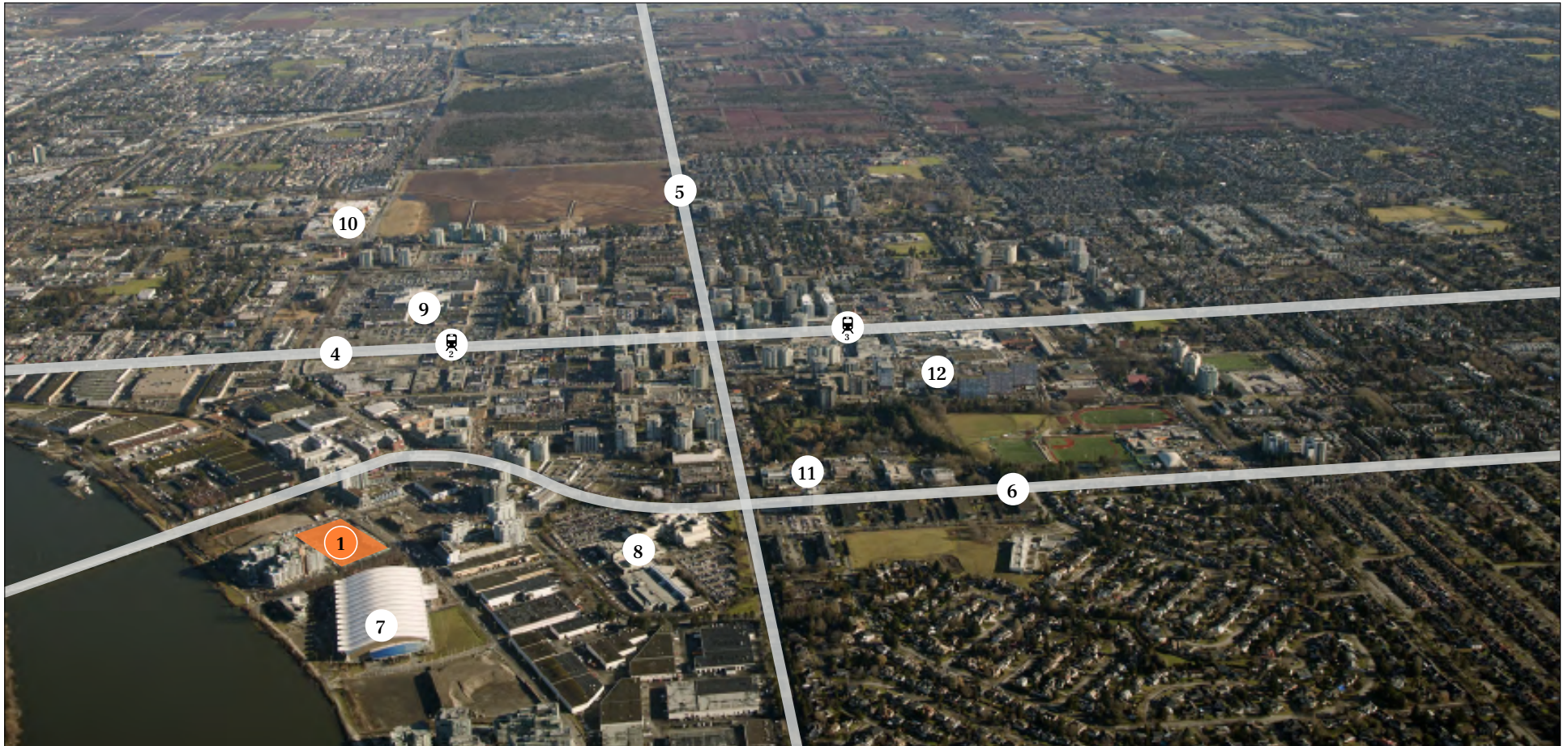
6699 RIVER ROAD, RICHMOND, BC





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- 1. **Subject Property**
- 2. Lansdowne Station
- 3. Richmond-Brighouse Station
- 4. No. 3 Road
- 5. Westminster Highway
- 6. Gilbert Road
- 7. Richmond Olympic Oval
- 8. Worksafe BC
- 9. Lansdowne Centre
- 10. Central at Garden City
- 11. Richmond Hospital
- 12. Richmond Centre

2020 Demographics	1KM	3KM	5KM
Population	7,200	100,662	201,944
Households	3,505	40,429	76,331
Average Household Income	\$65,261	\$80,598	\$93,244



# Marcus & Millichap

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