



RETAIL AT

# LUXE

LUXURY RETAIL FOR SALE

5591 - 5631 NO. 3 ROAD



Marcus & Millichap



Canderel



# Retail at Luxe

The Retail at Luxe will be the anchor for this new urban mixed-use luxury development, Luxe. Luxe will feature three 15-storey residential towers, one 78,500 SF office tower and 12,000+ SF of prime retail space.

The Retail at Luxe will benefit from excellent frontage and will have a continuous active streetwall facing all three streets, No. 3 Road, Lansdowne and McNaughton road encouraging walkability and community connectivity.

This excellent location with heavy foot traffic will feature a variety of patio opportunities and signage opportunities, as well as being steps from the Lansdowne SkyTrain Station.

Don't miss this exclusive opportunity to own or lease this prime retail in the new urban centre of Richmond.

- **BRAND NEW CONCRETE CONSTRUCTION**
- **OCCUPANCY 2025**
- **PREMIER RETAIL & RESTAURANT OPPORTUNITY WITH PATIO**



The developer reserves the right to make changes, modifications or substitutions to the building design, specifications and floor plans should they be necessary. Images, drawings and digital renderings are for illustrative purposes only and should not be relied upon. This is not an offering for sale. Any such offering can only be made with a Disclosure Statement. E & O.E.



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# The Next Urban Centre

Located at the intersection of Lansdowne & Richmond's iconic No.3 Road, The Retail at Luxe is the gateway to the Lansdowne neighbourhood in Richmond. This development is located directly across from the Lansdowne Canada Line SkyTrain Station and Lansdowne Centre Mall. This area is well connected to transit, bicycle and pedestrian routes.

The Lansdowne area has experienced enormous growth in the past few years, representing over 4,000 new residential units set to be constructed in the coming years. This area will be the next urban centre with pedestrian and cyclist-friendly boulevards and pathways, parks, plazas and a variety of new office, retail and residential units. The Retail at Luxe will be a premier asset in an already desirable location.

BIKE SCORE

72

TRANSIT SCORE

100

WALK SCORE

100

POPULATION\*

189,855

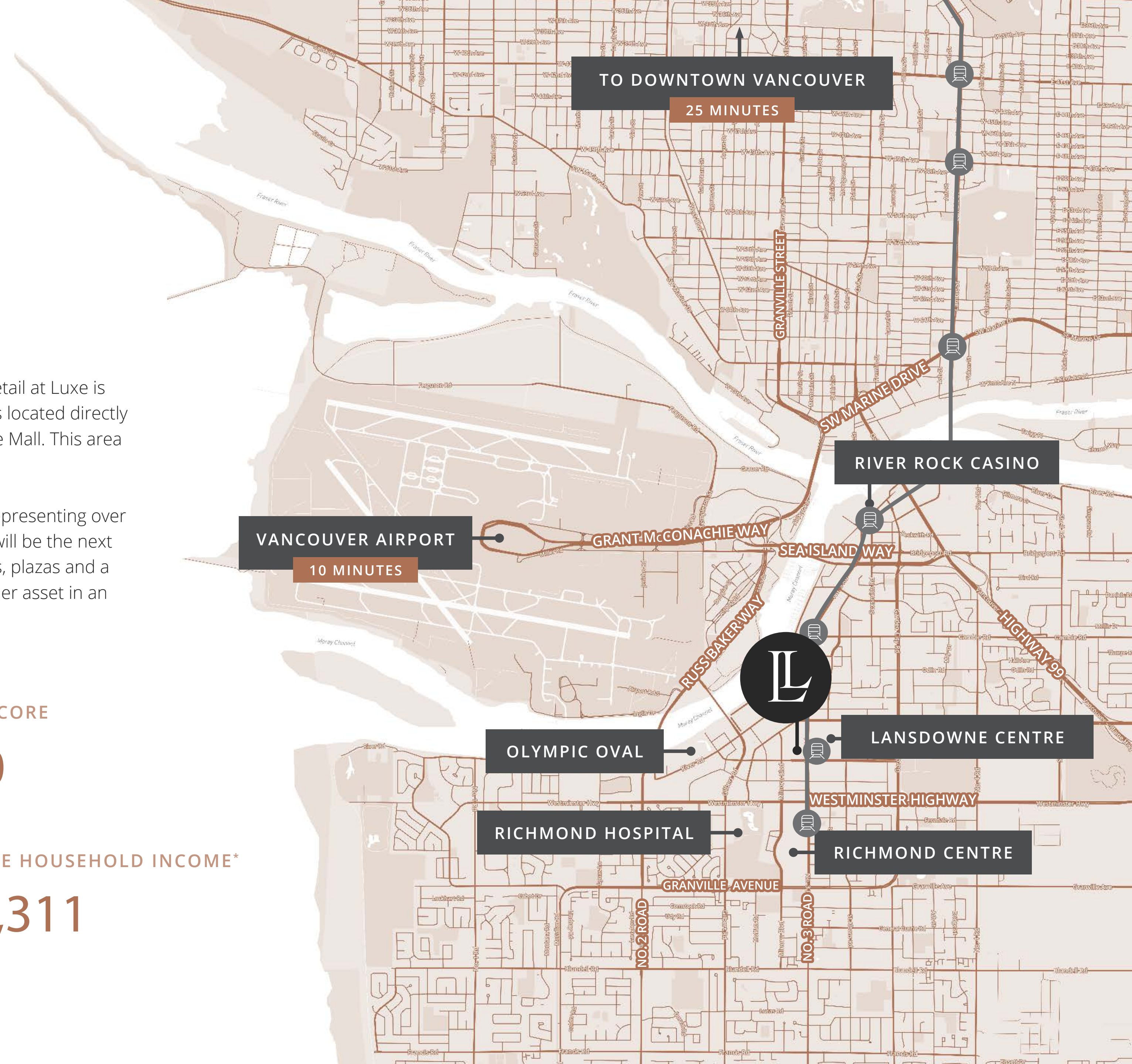
POPULATION GROWTH\*

6.4%

AVERAGE HOUSEHOLD INCOME\*

\$78,311

\*5KM RADIUS





# Luxe

Luxe is an urban sanctuary featuring three 15-storey residential towers, 78,500 SF of office, and 12,200 SF of street-level retail.

This mixed-use transit orientated development will establish a new City Centre for Richmond in Lansdowne Village. This exciting development will also include a kid's play area, indoor and outdoor social gathering spaces, dog run, fitness centre.

Luxe will supply 363 market condo units, solidifying Lansdowne Village as the next great city centre.



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# Floorplan

## STRATA

LOT	UNIT	SIZE	USE
SL 8	140	2,460 SF* <sup>1</sup>	Retail
SL 7	135	SOLD	Retail
SL 6	130	SOLD	Retail
SL 5	125	SOLD	Café/Retail
SL 4	120	1,681 SF	Café/Retail
SL 3	115	SOLD	Retail
SL 1+2	110+105	LEASED	Financial - Contact listing agents

\*Patio opportunities available

<sup>1</sup> Contiguous up to 4,343 SF

## ZONING

Current Zoning ZMU38 – High Density Mixed Use Lansdowne Village (City Centre)

To be rezoned under OCP designation Urban Core T6

## TRAFFIC COUNTS

No. 3 Road 26,132 VPD

Lansdowne Road 11,195 VPD

## AVAILABILITY

Occupancy 2025

## ASKING PRICE

Contact listing agents



■ SOLD ■ LEASED ■ AVAILABLE

# Project Team



## COLLIERS INTERNATIONAL

Colliers (NASDAQ, TSX: CIGI) is a leading diversified professional services and investment management company. With operations in 67 countries, our more than 15,000 enterprising professionals work collaboratively to provide expert advice to real estate occupiers, owners and investors.

For more than 25 years, our experienced leadership with significant insider ownership has delivered compound annual investment returns of almost 20% for shareholders. With annualized revenues of \$3.0 billion (\$3.3 billion including affiliates) and \$40 billion of assets under management, we maximize the potential of property and accelerate the success of our clients and our people. Learn more at [corporate.colliers.com](http://corporate.colliers.com), Twitter @Colliers or LinkedIn.

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## MARCUS & MILLICHAP

The Vancouver office of Marcus & Millichap provides real estate investment sales, research information and advisory services for multifamily, retail, office, industrial, single-tenant net-lease, self-storage, seniors housing, manufactured homes, hospitality, land and special assets. Vancouver agents leverage the firm's immense marketing platform to provide real estate investors with access to the industry's largest inventory of deliverable commercial property as well as to the largest pool of qualified private and institutional buyers and sellers. Investment specialists conduct business within the Vancouver MSA and throughout Canada.

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## TOWNLINE

Townline is an industry-leading, Vancouver-based real estate developer known for its innovative living solutions, unparalleled attention to detail, and renowned customer care. For over 40 years, every Townline project – from single-family homes and townhomes to concrete high-rise towers, mixed-use communities, and alternative housing solutions – has been defined by purposeful design, meticulous construction, forward-thinking amenities, and an unwavering commitment to enriching the cities and communities we build in.

Townline is deeply involved at each stage of every project, with in-house development, finance, construction, marketing, sales and leasing, and customer care teams. We believe in a person-to-person approach with each of our stakeholders, partners, homeowners, and tenants to ensure we meet the unique needs of neighbourhoods and the individuals within them. That's the Townline Way.

[townline.com](http://townline.com)



## CANDEREL

Canderel is a leading innovator in Canadian real estate investment, development, asset and property management, with expertise in acquisitions, leasing, marketing and construction. Our 600 real estate professionals are located throughout Canada with head office in Montreal and regional offices in Toronto, Ottawa, Calgary, Edmonton and Vancouver. Since our founding in 1975, we have acquired, developed and managed projects worth close to \$15 billion and currently manage approximately 23.2 million square feet.

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