

LOCATION:

5951 No. 3 Road, Richmond, BC V6X 2E3

MAJOR INTERSECTION:

Westminster Highway and No. 3 Road

TYPE:

Office building with retail on ground floor and plaza level

YEAR OPENED:

1994

TOTAL GLA:

Office:	27,504 square feet
Retail:	78,403 square feet
Total:	105,907 square feet

MAJOR TENANTS:

London Drugs	37,033 square feet
TD Canada Trust	15,600 square feet

ANCILLARY:

25,585 square feet (retail)

DEMOGRAPHICS (2023 PROJECTIONS):

	1 km	3 km	5 km
Total Population	27,329	113,508	217,351
Total Households	12,629	44,340	81,409
Household			
Average Income	\$69,590	\$91,951	\$104,524

AVAILABILITY

Unit 550	1,753 square feet
Unit 700	2,255 square feet

LONDON PLAZA

Richmond, BC

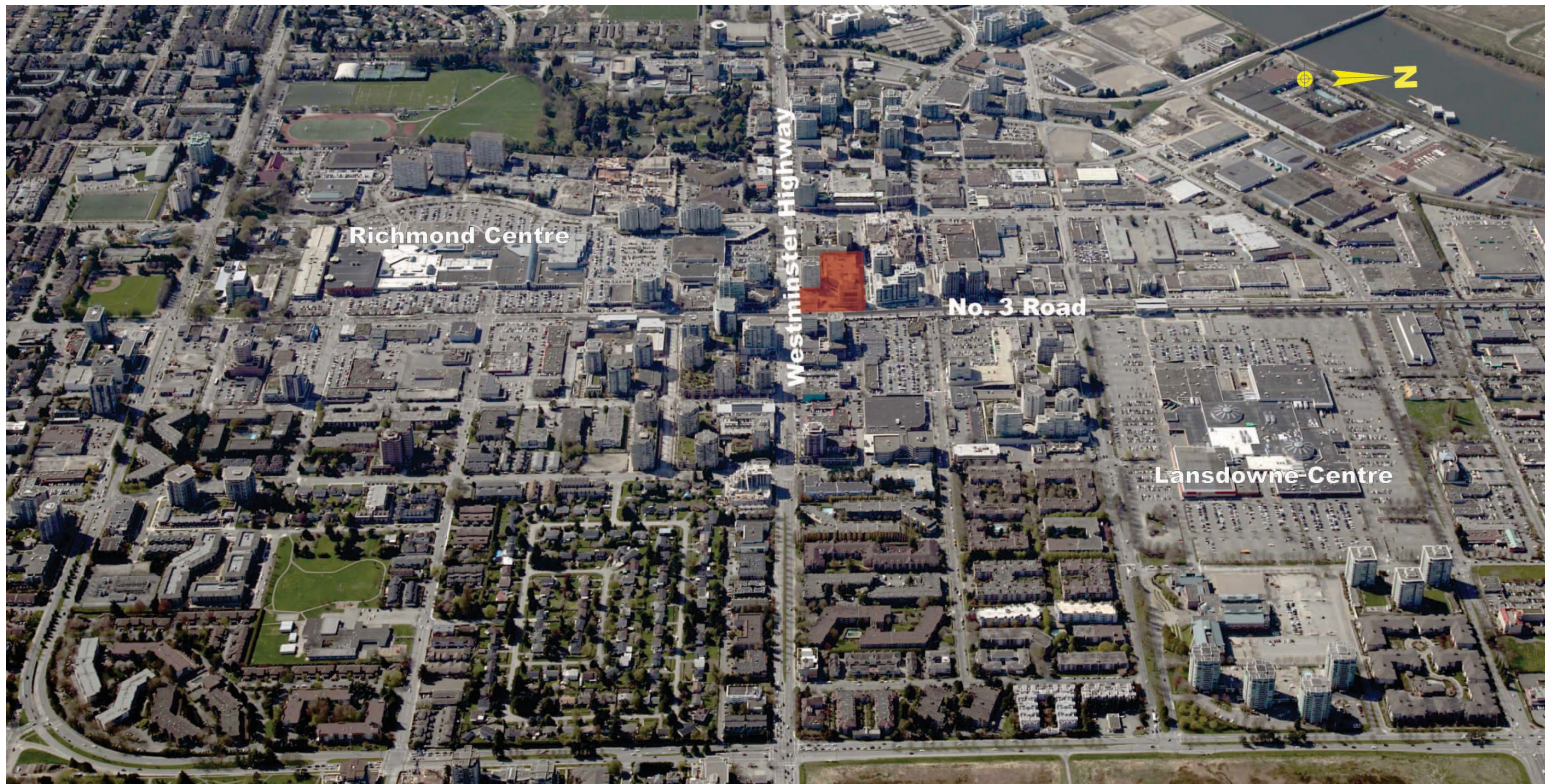


OFFICE SPACE FOR LEASE

MARKET SUMMARY:

London Plaza is exceptionally located on the northwest corner of No. 3 Road and Westminster Highway in the heart of downtown Richmond and its busiest intersection with traffic counts of approximately 55,000 vehicles daily. The project consists of an 8-storey office building and recognizable retailers including London Drugs, Empire Seafood Restaurant, TD Bank and Waves Coffee with a three level parkade featuring free customer parking. London Plaza has all directional access from Firbridge Way as well as right-in right-outs from both No. 3 Road and Westminster Highway, and convenient access to both the Lansdowne and Richmond - Brighouse Canada Line SkyTrain Stations. No. 3 Road is Richmond's main retail corridor, home to two major regional enclosed malls, Richmond Centre and Lansdowne Centre, as well as significant street front retail. Westminster Highway is the major east/west commuter thoroughfare in Richmond.

LONDON PLAZA Richmond, BC



SHON GROUP REALTY ADVISORS

820 – 925 West Georgia Street | Vancouver, BC V6C 3L2
T (604) 669 3033 | F (604) 604 681 5636
Shongroup.com

LEASING CONTACT INFORMATION:

R. WAYNE BEATTIE B.COM RI

Vice President - Property Management & Leasing

T (604) 558-8600

E WBeattie@shongroup.com

LONDON PLAZA

Richmond, BC

UNIT 550 - 1,753 SF

#550 – 5951 No. 3 Road, Richmond, BC



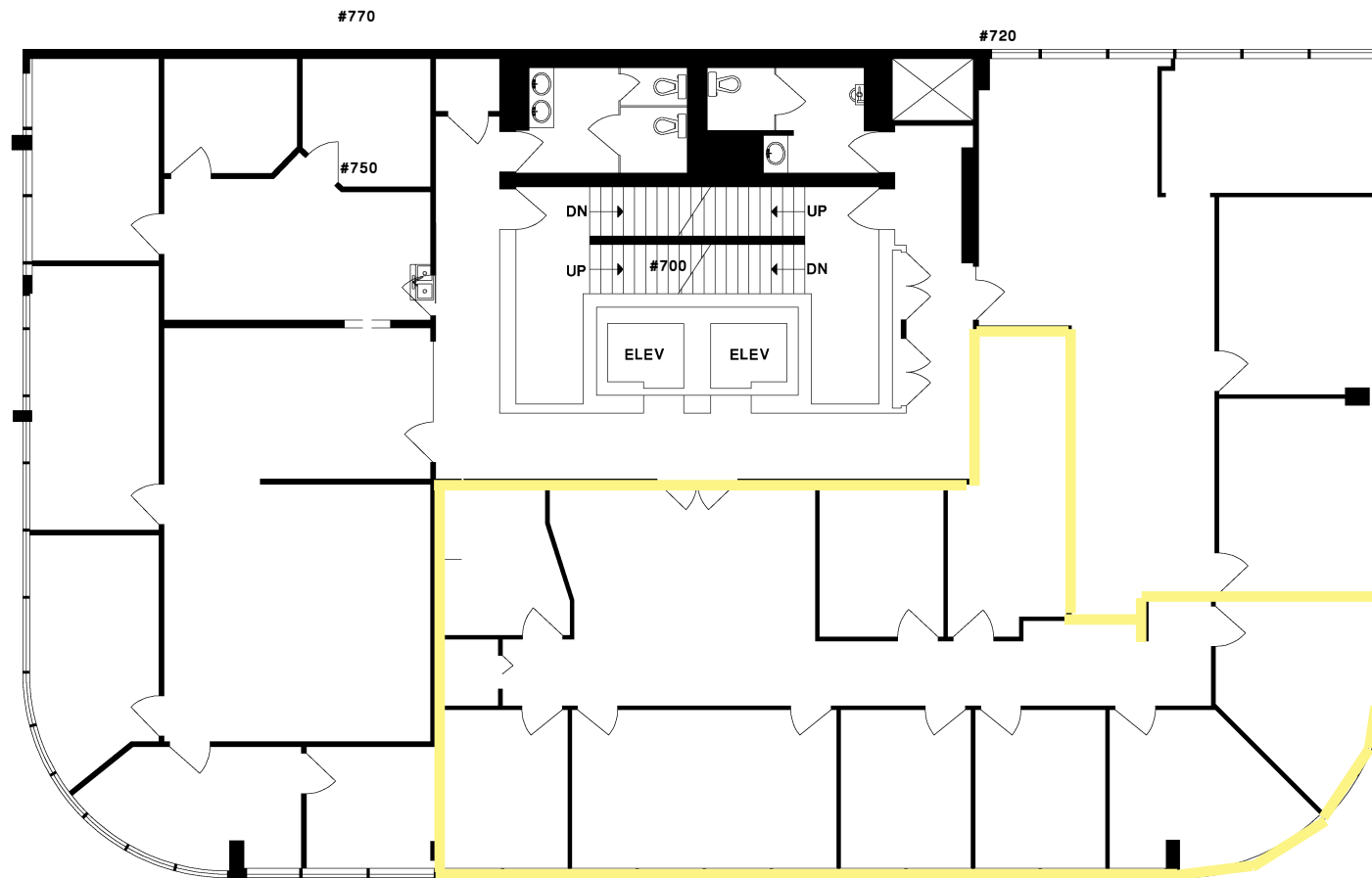
UNIT #550 - 1,753 square feet, small former medical office space with reception area, 6 offices/ treatment rooms, and staff area and sinks/laundry area. Office plumbing currently capped in walls.

LONDON PLAZA

Richmond, BC

UNIT 700 - 2,255 SF

#700 - 5951 No. 3 Road, Richmond, BC



Unit #700 - 2,255 square feet: High quality former law firm space with reception/waiting area, boardroom, staff room, copy room, 5 enclosed offices, and one interior office.



