

NOW LEASING

5500 NO 3 ROAD, RICHMOND, B.C.

BRAND-NEW RETAIL IN THE HEART OF RICHMOND'S CITY CENTRE

Developed by:



Headwater



DEMISING
CRU OPTIONS



Jack Allpress* 604 638 1975 JAllpress@MarcusMillichap.com

*Personal Real Estate Corporation

Marcus & Millichap

NOW LEASING

5500 NO 3 ROAD, RICHMOND, B.C.

OPPORTUNITY

Opportunity to lease brand-new retail space in the heart of Richmond along No. 3 Road. Located on the corner of No. 3 and Lansdowne Road, the property is perfectly situated to service the Lansdowne Transit Hub, Lansdowne SkyTrain Station, in Richmond's City Centre.

Richmond is known for its young active population, as well as its shopping, restaurants, and proximity to Vancouver's International Airport (YVR).

SALIENT DETAILS

Municipal Address: 5500 No. 3 Road, Richmond, B.C.

Availability: Option 1
CRU 1: 1,282 SF
CRU 2: 5,533 SF

Option 2
CRU 1: 1,282 SF
CRU 2-5: 972 SF - 5,533 SF

Anticipated Timing: 2023

Access/Egress: All direction access via Lansdowne Road

Parking: Approximately 28 Stalls

Zoning: CDT1 - Downtown Commercial

Additional Rent: Please Contact Listing Agent

Asking Rates: Please Contact Listing Agent



PROPERTY HIGHLIGHTS



Excellent exposure to pedestrian and vehicular traffic, with No. 3 Road exceeding 30,500 vehicles per day, and Lansdowne Road exceeding 10,500 vehicles per day



Development sits at the southeast corner of Lansdowne Road and No. 3 Road in the Richmond City Centre



Located across the street (130 meters away) from Lansdowne SkyTrain Station, the property benefits from exceptional connectivity to rapid transit via the Canada-Line SkyTrain Station



The Canada-Line provides a daily ridership of 150,000 boardings, providing the site accessibility from Richmond, Vancouver, and Vancouver International Airport (YVR)



New mixed-use rental development featuring 149 market rental homes, with 1,600 SF indoor amenity space and significant outdoor rooftop amenity space



Daytime population of 35,709

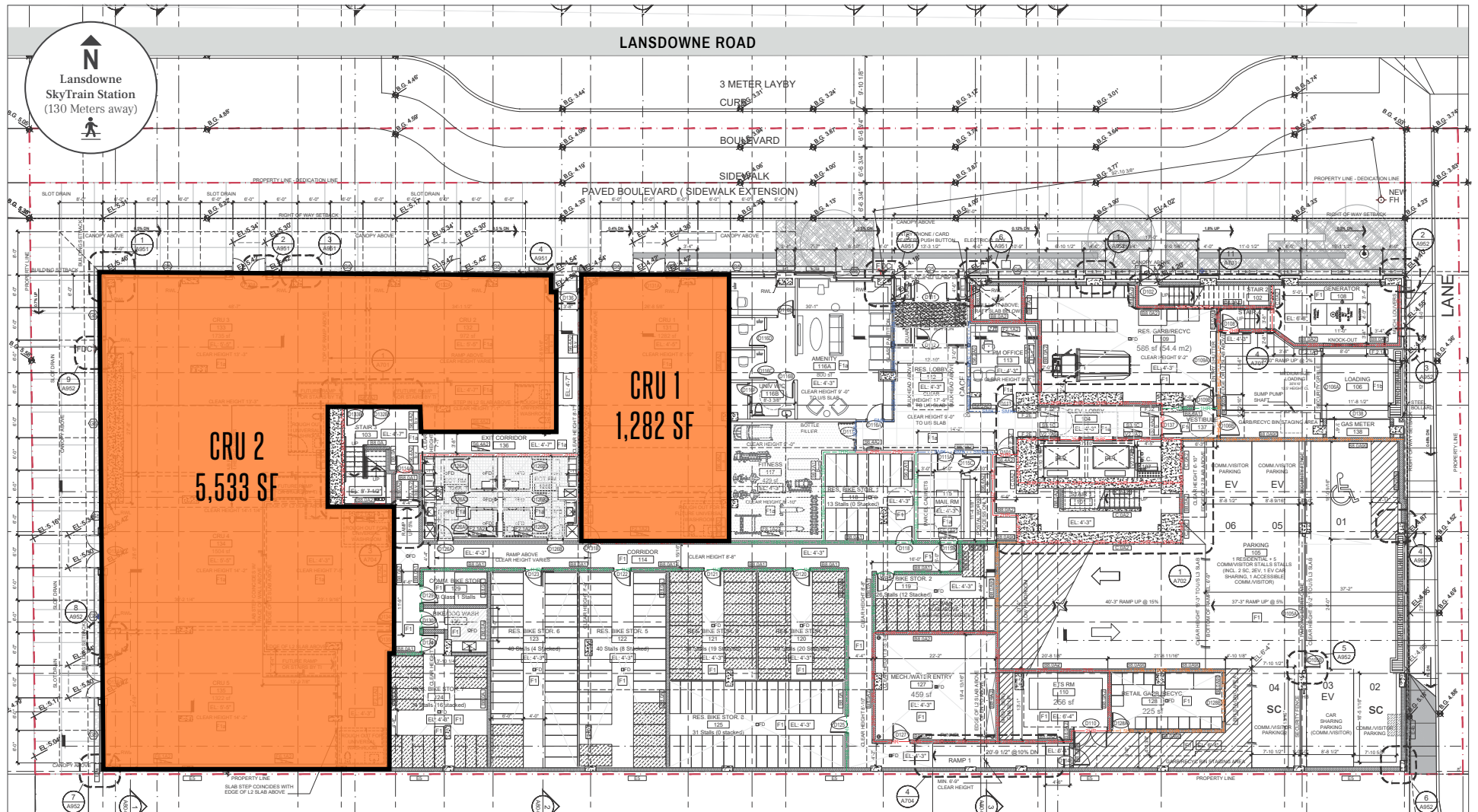


Average household income within a 3KM radius of the development is \$79,683

NOW LEASING

5500 NO 3 ROAD, RICHMOND, B.C.

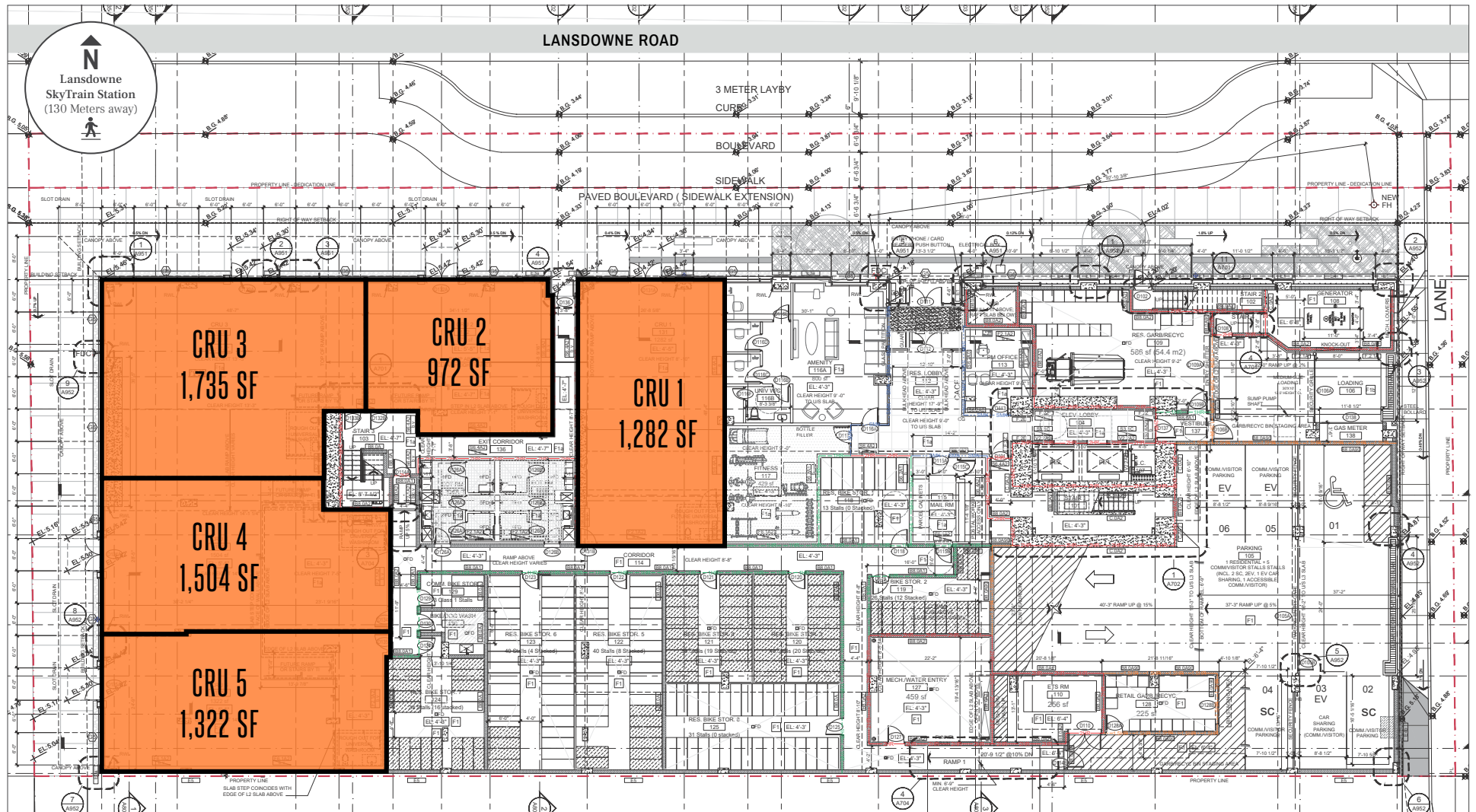
SITE PLAN - OPTION 1



NOW LEASING

5500 NO 3 ROAD, RICHMOND, B.C.

SITE PLAN - OPTION 2



NOW LEASING

5500 NO 3 ROAD, RICHMOND, B.C.



BIRDSEYE VIEW - FROM NORTHWEST



LANSDOWNE ROAD - FACING WEST



VIEW FROM NO.3 ROAD & LANSDOWNE



VIEW FROM NO.3 ROAD & LANSDOWNE

NOW LEASING

5500 NO 3 ROAD, RICHMOND, B.C.

2020 Demographics	1KM	3KM	5KM
Population	22,614	105,112	206,790
Households	10,517	41,599	77,799
Average Household Income	\$59,525	\$79,683	\$92,156



WALK SCORE
VERY WALKABLE
84*

TRANSIT SCORE
EXCELLENT TRANSIT
82*

BIKE SCORE
VERY BIKEABLE
70*

Marcus & Millichap

Marcus & Millichap
1100 - 1111 West Georgia Street
Vancouver, BC V6E 4M3

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

MarcusMillichap.ca

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. Used under license by Marcus & Millichap Real Estate Investment Services Canada Inc. © 2023 Marcus & Millichap. All rights reserved.