

For Lease

Large Format Grocery-Anchored Retail Opportunity No. 3 Road, Richmond BC

Join: the real Canadian **Superstore**

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Choice
REALTY
Properties

Location

4651 & 4671 No. 3 Road
Richmond
British Columbia

Contact

Jordan Curteanu
604 638 2124
jcurteanu@form.ca



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4651 & 4671 No. 3 Road
Richmond, BC

Fast Facts

Leasable Space

7,524 SF

Grocery-anchored by

The Real Canadian Superstore

Located in close proximity to

Major Shopping Centres

Population (within 3 km radius)

96,351

Projected population growth (2018 - 2023)

9.2%

02



Opportunity

Large-format retail opportunity to join major national grocery chain, Real Canadian Superstore, along No. 3 Road in Richmond, BC. Lease approximately 7,524 SF of prominent retail premises strategically positioned within 500m of two Canada Line SkyTrain Stations, Aberdeen Station and Lansdowne Station. Zoning allows for a wide variety of retail and commercial uses such as restaurants, financial, gaming, recreation and more. Richmond is known for its young, active population, as well as its shopping, restaurants and close proximity and connectivity to Vancouver International Airport (YVR) via SkyTrain's Canada Line.

Location

4651 & 4671 No. 3 Road is located in the heart of Richmond's City Centre. The site is prominently positioned along No. 3 Road, one of Richmond's major north-south retail arterials, featuring exposure to over 32,000 vehicles per day and located within 500 metres of two major Canada Line stations. Neighbouring shopping centers include Landsdowne Centre, Yaohan Centre, and Aberdeen Centre, all located within a 5 minutes' drive of the property. Anchored by Real Canadian Superstore, retailers will benefit from the exceptional, convenience-oriented, repeat customer drawing power of the grocery store, which sees approximately 25,000 visitors per week.

Transportation

The property benefits from extensive connectivity via all modes of transportation, making it highly accessible to a large variety of customers throughout the Lower Mainland. Aberdeen Station and Lansdowne Station are both within 500 metres of the site, connecting tenants to YVR Airport and the Greater Vancouver Area via the Canada Line. Close proximity to BC's Highway 99 further connects the site via a 10-minute drive to the primary north-south highway intersecting Metro Vancouver.

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4651 & 4671 No. 3 Road
Richmond, BC

Salient Details

Civic Address:	4651 & 4671 No. 3 Road, Richmond, BC
Total Leasable Area:	163,473 SF
Zoning:	ZC 22 Auto-Oriented Commercial allows for a wide variety of retail and commercial uses.
Availability:	2,500 - 7,524 SF
Access/Egress:	No. 3 Road: Right In/Right Out Leslie Road: All Access
Parking:	Ample ground floor and store front parking available.
Traffic Counts:	No. 3 Road: 32,132 VPD
Additional Rent:	CAM: \$2.00 PSF Tax: \$6.28 PSF Total: \$8.28 PSF
Asking Rates:	Contact Listing Agent

Demographics

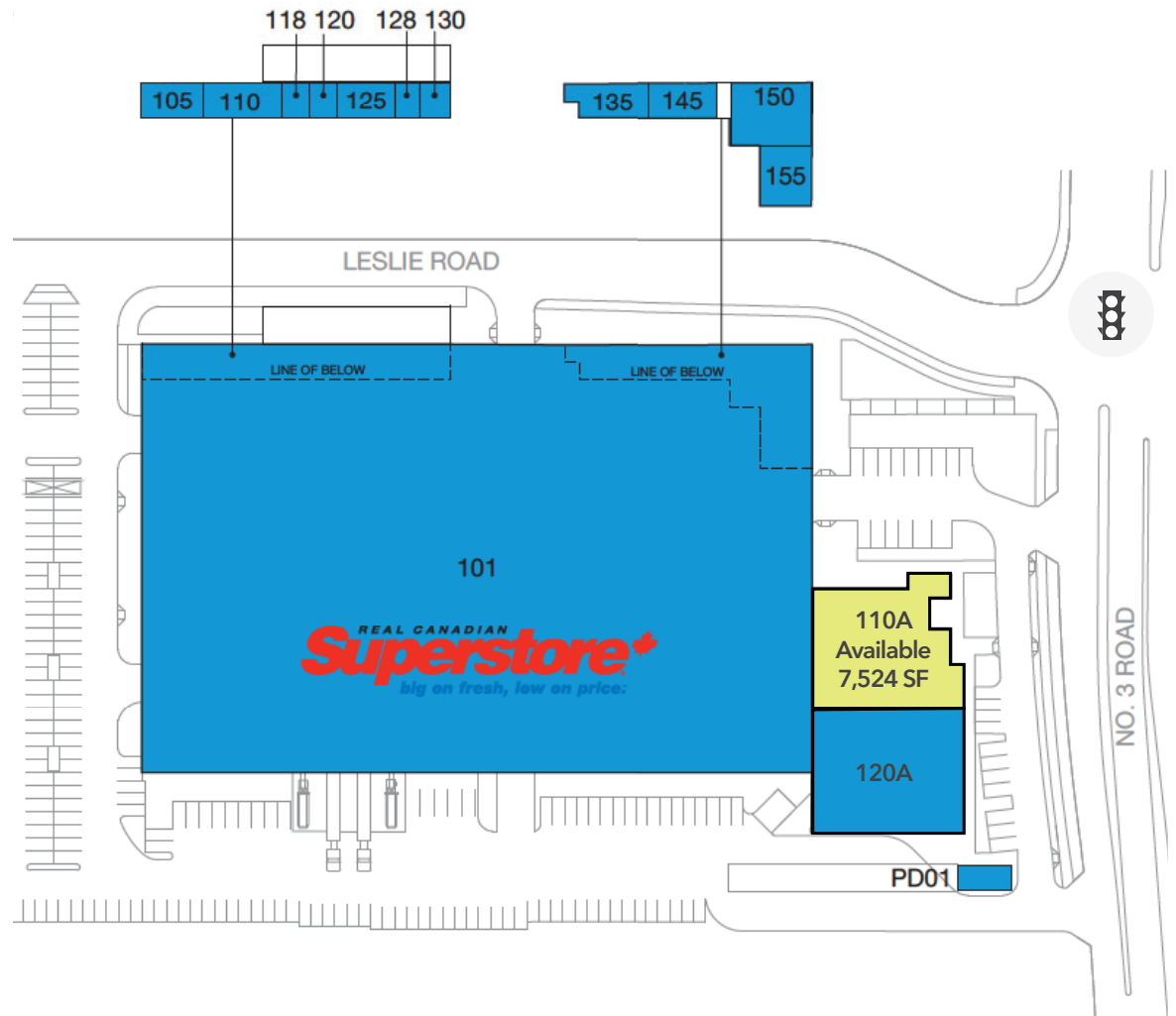
2018 Estimates & Projections	1 KM	3 KM	5 KM	Richmond
Population	8,657	96,351	202,237	210,767
Households	3,850	39,876	77,320	78,552
Average Household Income	\$54,963	\$79,375	\$92,735	\$98,489
Population Growth (2018 - 2023)	9.7%	9.2%	8.3%	7.4%



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CRU	Tenant	Size (SF)
101	Real Canadian Superstore	137,491
105	Chiffon Patisserie	1,197
110	Dr. Susan De Guzman	1,157
110A	Available	7,524
118	Wak Tak Cheun	452
120	Super Stitch	460
120A	Providence Healthcare	7,998
125	Dr. Frank Chiu	683
128	Time for Hair	356
130	Sussex Insurance	400
135	Paul's Kitchen	885
145	HK BBQ Master	1,238
150	Super Noodle Restaurant	2,299
155	Sushi Express	1,429



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Floor Plan



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1. Subject Site - Superstore
2. Lansdowne Skytrain Station
3. Lansdowne Centre: Best Buy, BCAA, Homesense, JYSK, Sleep Country, T&T Supermarket,

4. Toys "R" Us, Winners, BMO, TD Canada Trust, Tangerine
5. Scotiabank
6. Aberdeen Centre: HSBC, RBC
7. Aberdeen Skytrain Station

8. Continental Shopping Centre: Dinesty Dumpling House, TD Canada Trust
9. Yaohan Centre
10. Canadian Tire

11. Oak Street Bridge
12. YVR Airport
13. Fraser River



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1280-333 Seymour Street
Vancouver, BC V6B 5A6

T 604 638 2121
F 604 638 2122

form.ca

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