

FORM

FOR LEASE

5640 HOLLYBRIDGE WAY
RICHMOND, BC

JOIN:

SHOPPERS
DRUG MART



STEVE NASH
FITNESS WORLD



Canada Trust



PROJECT:



CADENCE

BE RICH IN HEALTH

DEVELOPED BY:



CRESSEY
in the Community



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*Personal Real Estate Corporation

FOR LEASE

5640 HOLLYBRIDGE WAY
RICHMOND, BC

LOCATION

5640 Hollybridge Way sits in the heart of the Olympic Oval Village area of Richmond, a transitional area that is estimated to have over 35,000 living within a diverse range of medium and high-density, mixed-use housing options.

The Olympic Oval Village consists of three areas : Oval Site (home to the Olympic Oval and River Green development), Oval Neighbourhood, and East Gate. The subject falls within the Oval Neighbourhood lands.

OVAL SITE

- Estimated 1,200 units and 2,800 residents
- Housing will be medium to high density mixed-use. First phase of River Green has been completed, with additional phases now underway

OVAL NEIGHBOURHOOD (LOCATION OF CADENCE)

- Approximately 6,500 units and 14,700 residents
- High-density mix of uses including residential, office and retail

GATEWAY EAST

- Approximately 7,900 units and 18,000 residents
- Emphasis on transit-oriented developments as it relates to Canada Line station at Lansdowne and No. 3 Road

DEVELOPMENT HIGHLIGHTS

- Approximately 70,000 square feet of retail space
- Two residential towers with approximately 245 total units
- Approximately 210 parking stalls exclusively dedicated to the commercial component of the development
- Four prominent sides of road frontage on Lansdowne, Gilbert, Elmbridge and Hollybridge
- Full controlled, all turns intersections on three sides of the development
- In close proximity to the Olympic Oval venue, which hosts numerous events every year
- Well positioned to capture the underserved West Richmond Population
- Possession is estimated to be in Q1 - 2017



WALKING SCORE: **86***
VERY WALKABLE



TRANSIT SCORE: **71***
EXCELLENT TRANSIT



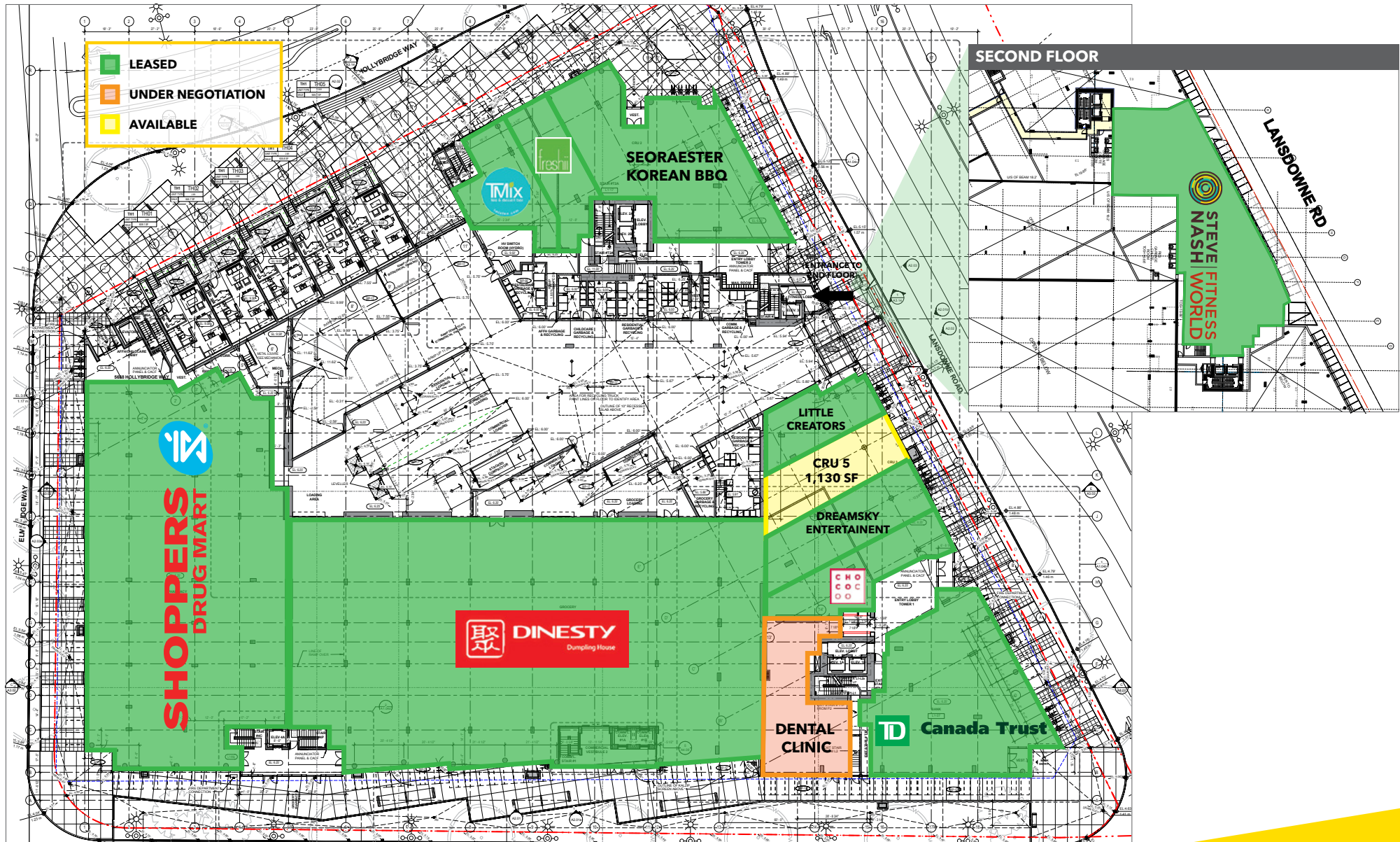
BIKE SCORE: **100***
BIKER'S PARADISE

* Scores are measured on how well a location is positioned by the following categories. For more information on scores and methodology visit <https://www.walkscore.com/methodology.shtml>.

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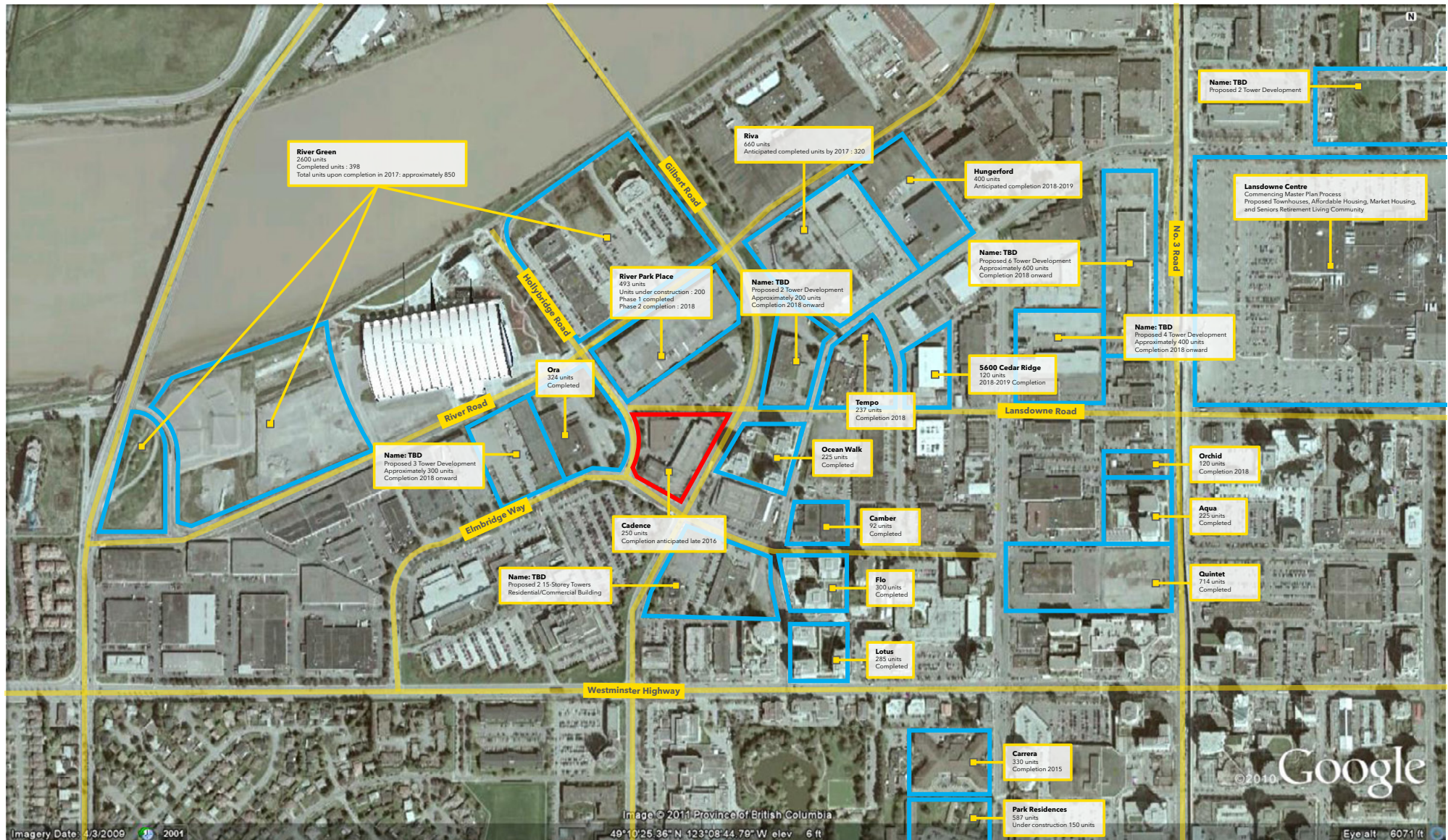
SITE PLAN



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OVAL VILLAGE - NEW RESIDENTIAL DEVELOPMENT MAP



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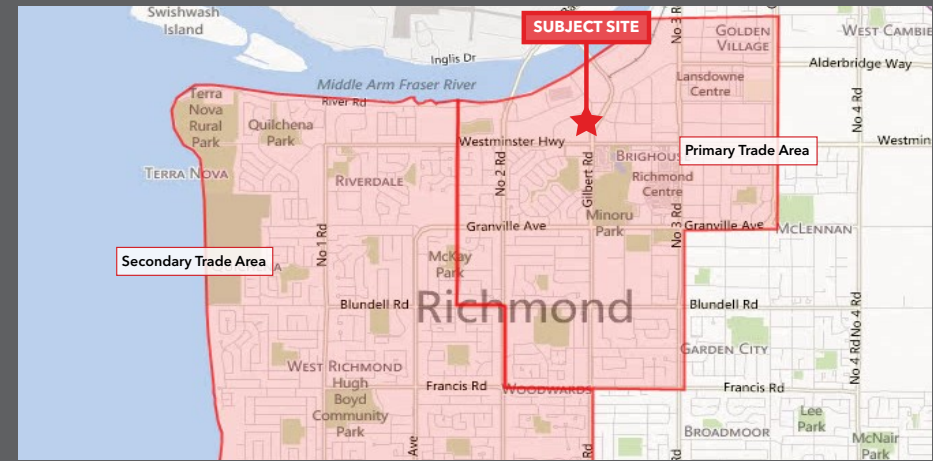
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2015 ESTIMATES & PROJECTIONS

1 KM

3 KM

5 KM

10 MIN

Total Population

2010	9,767	87,827	185,378	170,630
2015	11,798	96,537	197,128	182,640
2020	13,876	102,314	206,484	193,459

2015 ESTIMATES & PROJECTIONS

TOTAL
POPULATION

TOTAL
HOUSEHOLDS

AVERAGE
HOUSEHOLD
INCOME

Primary Trade Area	49,588	20,888	\$65,991
Secondary Trade Area	83,673	32,269	\$80,144

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The information contained herein was obtained from sources which we deem reliable and while thought to be correct, are not guaranteed by Form Retail Advisors inc.