

For Sale

New Build Concrete Construction Tenanted by Steve Nash Fitness World



Location

Cadence
Lansdowne Road & Gilbert Road
Richmond
British Columbia

Contact

David Morris*
604 638 2123
dmorris@form.ca

Jack Allpress*
604 638 1975
jallpress@form.ca

FORM

Developed by:



Lansdowne Centre

REAL CANADIAN
Superstore

CANADA LINE
NO. 3 ROAD



Lansdowne Station

GILBERT ROAD

Richmond Curling Club

大統華 T&T

BMO



RONA

HOLLYBRIDGE WAY



WORKSAFE BC

Form Real Estate Advisors
Personal Real Estate Corporation

For Sale

Lansdowne Road & Gilbert Road
Richmond, BC



Fast Facts

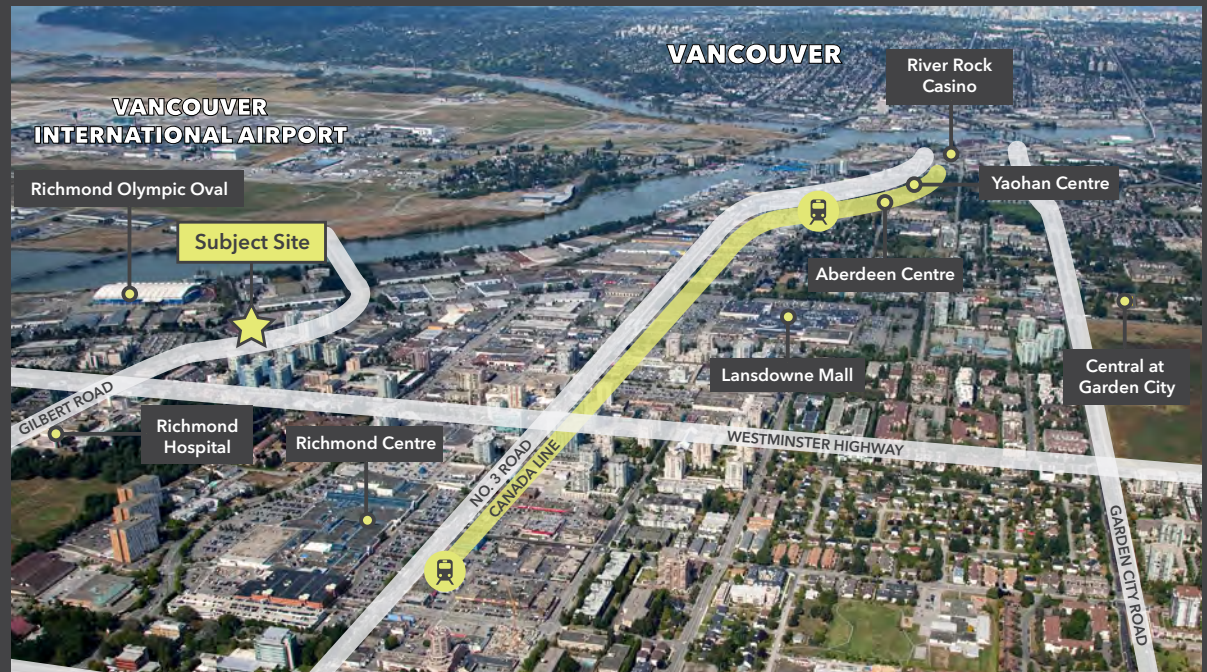
Number of locations: 23 Clubs
& Growing

Steve Nash Fitness's First
Location Opened in 2007

Steve Nash Fitness continues
to redefine the standard gym
experience as BC's largest
fitness provider

Tenant Unit Size: 17,936 SF

Opened June 2017 with a 10
year lease



The Offering

On behalf of Cressey (Gilbert) Development LLP (the "Vendor"), Form Real Estate Advisors is pleased to offer for sale the commercial retail strata units within the newly constructed Cadence development in the rapidly evolving Oval Village neighborhood of Richmond, British Columbia. Qualified proponents will be asked to sign a confidentiality agreement prior to gaining access to additional information.

Location

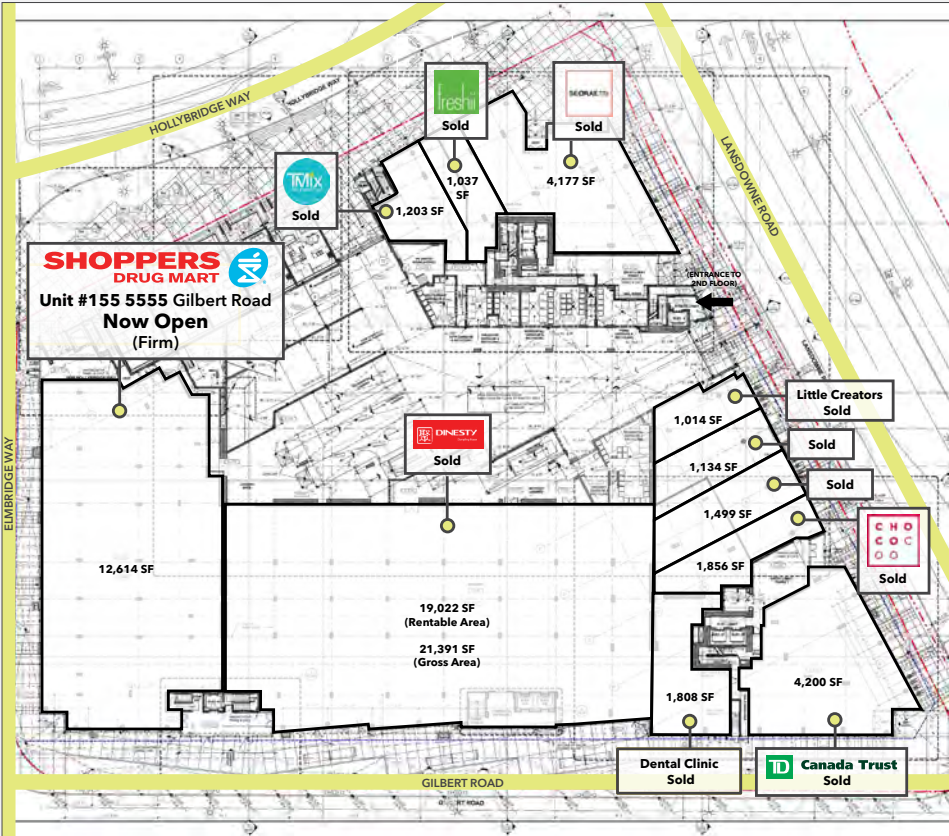
Cadence sits in the heart of Richmond Oval Village, a transitional area that is estimated to ultimately accommodate over 35,000 people living within a diverse range of medium and high-density, mixed-use housing options.

The Richmond Oval Village consists of three areas: Oval Site (home to the Olympic Oval and River Green development), Oval Neighbourhood, and Gateway East. The subject property sits in close proximity to the Canada Line within the Oval Neighbourhood lands. Plans for the Oval Neighbourhood include high-density development consisting of a mix of uses including residential, office, and retail, with much of the area already built out. This area has seen unprecedented growth in recent years with thousands of residential units constructed and many more either under construction or in permitting stage.

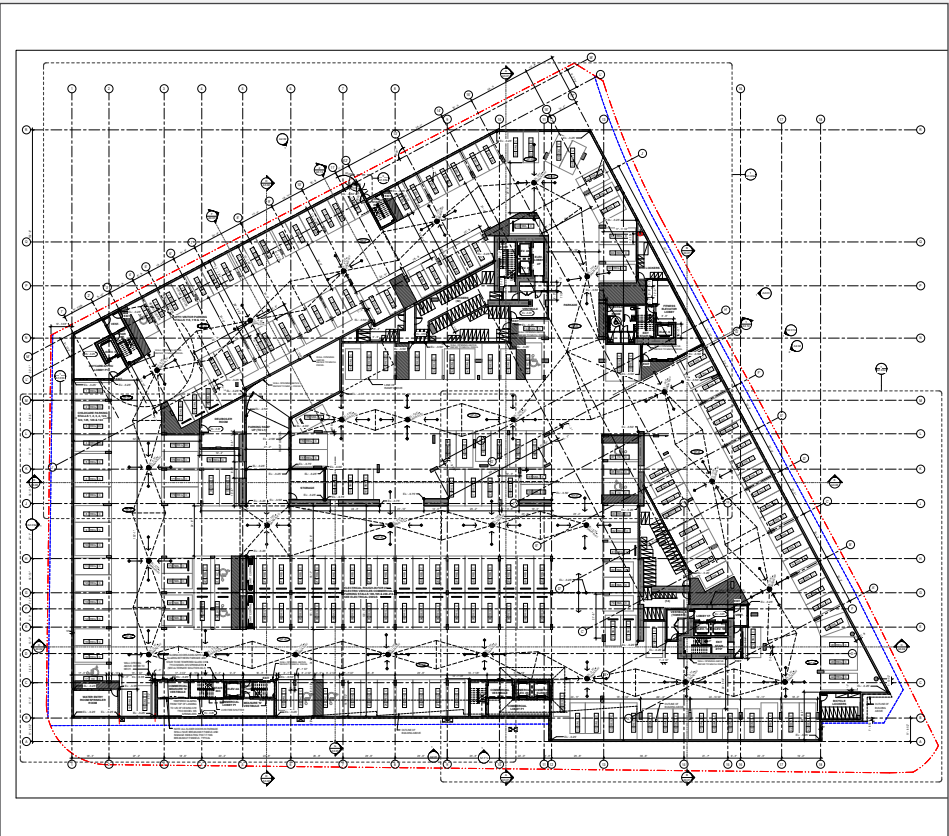
For Sale

Lansdowne Road & Gilbert Road
Richmond, BC

Site Plan - Level 1



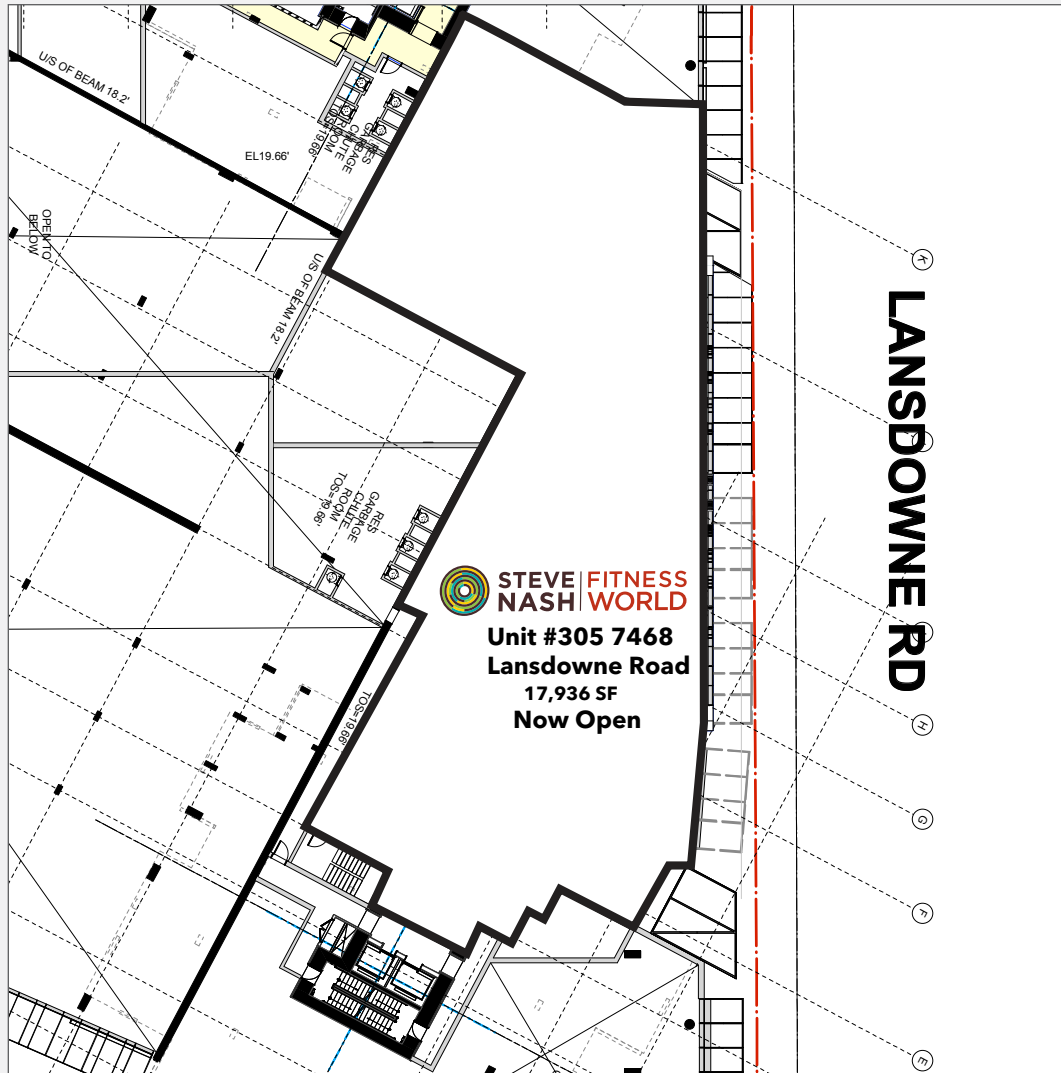
Parking Plan



For Sale

Lansdowne Road & Gilbert Road
Richmond, BC

Site Plan - Level 2



For Sale

Lansdowne Road & Gilbert Road
Richmond, BC

Investment Opportunity

Opportunity to acquire brand new retail strata units in the heart of Richmond's Oval Village with a long term lease in place tenanted by Steve Nash Fitness World offering strong corporate covenants. This Offering presents investors a rarely available opportunity to own a part of a first class retail development in a rapidly growing major urban market.



Tenant	Address	Unit Size	Income	Term/Renewals	Occupancy/Commencement Dates	Asking Price
TMIX	Unit #105 5668 Hollybridge Way	1,203 SF	\$43,308	Term: Year 1-10 Renewal Option: 2 x 5 years SOLD	May 23, 2017 / September 20, 2017	\$1,340,000
Freshii	Unit #110 5668 Hollybridge Way	1,037 SF	\$41,480	Term: Year 1-10 Renewal Option: 2 x 5 years SOLD	Now Open (Commencement Date - August 21, 2017)	\$1,200,000
Seoraester Korean BBQ	Unit #115 7468 Lansdowne Road	4,177 SF	\$158,726	Term: Year 1-10 Renewal Option: 2 x 5 years SOLD	May 23, 2017 / October 20, 2017	\$4,550,000
Little Creator	Unit #120 7488 Lansdowne Road	1,014 SF	\$41,067	Term: Year 1-10 Renewal Option: 2 x 5 years SOLD	May 29, 2017 / July 28, 2017	\$1,180,000
Vacant	Unit #125 7488 Lansdowne Road	1,134 SF	N/A	Term: N/A Renewal Option: N/A SOLD	N/A	\$1,380,000
Vacant	Unit #130 7488 Lansdowne Road	1,499 SF	N/A	Term: N/A Renewal Option: N/A SOLD	N/A	\$1,800,000
Choco Coo Cafe	Unit #135 7488 Lansdowne Road	1,856 SF	\$72,384	Term: Year 1-10 Renewal Option: 2 x 5 years SOLD	May 29, 2017 / August 27, 2017	\$2,100,000
TD Canada Trust	Unit #140 7488 Lansdowne Road	4,200 SF	\$201,600	Term: Year 1-10 Renewal Option: 2 x 5 years SOLD	December 8, 2016 / Opened for Business	\$6,210,000
Dental Clinic	Unit #145 5555 Gilbert Road	1,808 SF	\$81,360	Term: Under Negotiation Renewal Option: Under Negotiation SOLD	Under Negotiation	\$2,400,000
Dinesty Dumpling House	Unit #150 5555 Gilbert Road	19,022 SF (Rentable Area) 21,391 SF (Gross Area)	\$380,440	Term: Year 1-10 Renewal Option: 2 x 5 years SOLD	June 30, 2017 / October 28, 2017	\$9,800,000
Shoppers Drug Mart	Unit #155 5555 Gilbert Road	12,614 SF	\$353,192	Term: Year 1-15 Renewal Option: 4 x 5 years FIRM	Now Open (Commencement Date - October 28, 2017)	\$7,850,000
Steve Nash Fitness World	Unit #305 7468 Lansdowne Road	17,936 SF	\$358,720	Term: Year 1-10 Renewal Option: 2 x 5 years	Now Open (Commencement Date - June 7, 2017)	\$7,980,000

For Sale

Lansdowne Road & Gilbert Road
Richmond, BC

Development Fast Facts

Brand New

Concrete Construction

Total Leasable Space

67,500 SF

Two Residential Towers with

Approx. 245 Units

Approximately

220 Commercial Parking Stalls

Close Proximity to

Olympic Oval Venue

06



Salient Details

Civic Address:	7468 Lansdowne Road, Richmond, BC (the "Property")
PID:	029-426-537
Legal Description:	LOT 1 SECTION 5 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN EPP41740 EXCEPT: AIR SPACE PLAN EPP65030
Total Commercial Rentable Area:	Approximately 68,485 SF
Zoning:	RCL3
Parking Stalls:	Approximately 200 stalls
Traffic Counts (2018 Estimates):	24,186 vehicles per day along Gilbert Road 20,049 vehicles per day along Elmbridge Way
Access/Egress:	• Right in/Right out on Hollybridge Way • Right in/Right out on Lansdowne Road • All directional controlled light at Gilbert Road and Elmbridge Way • All directional controlled light at Hollybridge Way and Elmbridge Way • All directional controlled light at Lansdowne Road and Gilbert Road
Strata Fees:	Available Upon Request
Financing:	Available Clear Title

For Sale

Lansdowne Road & Gilbert Road
Richmond, BC



Steve Nash Fitness opened its doors in Vancouver 2007, with the endorsement of professional basketball athlete Steve Nash. In-line with his vision of promoting a healthy, balanced lifestyle for all, Steve Nash Fitness continues to redefine the standard gym experience as BC's largest fitness provider with 21 clubs and growing.



Shoppers Drug Mart Corporation is the largest retail pharmacy chain. Shoppers Drug Mart operates over 1,253 stores in nine provinces, two territories and as "Pharmaprix" in Quebec. Shoppers Drug Mart is a subsidiary of Loblaw Companies.



TD Canada Trust is the personal, small and commercial banking operation of the TD Bank Group (TD) in Canada. TD Bank Group offers a range of financial services and products to more than 10 million Canadian customers through more than 1,100 branches and 2,600 "Green Machine" ATMs.



Dinesty Dumpling House first opened at the corner of Akroyd and No. 3 Road in Richmond. Well known for its handcrafted soup dumplings, the restaurant has won awards including Dine Choice "Best Dining Environment", "Best Shanghainese Restaurant" and "Best Xiao Long Bao". The success of Dinesty Dumpling House has allowed the business to grow an additional four locations in the last 4 years. Most recently, Dinesty was voted "Best Casual Chinese" in Vancouver Magazine's annual restaurant awards.



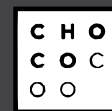
Seoraster BBQ is a popular restaurant concept in the Pacific area. It is a modernized Korean BBQ with quality ingredients. The Cadence location will be the first franchise store in North America.



Freshii is a Canadian fast casual restaurant franchise made to order soups, salads and frozen yogurt. It was founded in 2005 by CEO Matthew Corrin, and has since expanded to over 100 locations in countries including Canada, the United States, Colombia, Sweden, Austria, Switzerland, Ireland and United Arab Emirates, with franchises under development in Germany, Guatemala and Saudi Arabia. Freshii is trading on the TSE with a market cap of over \$150 million.



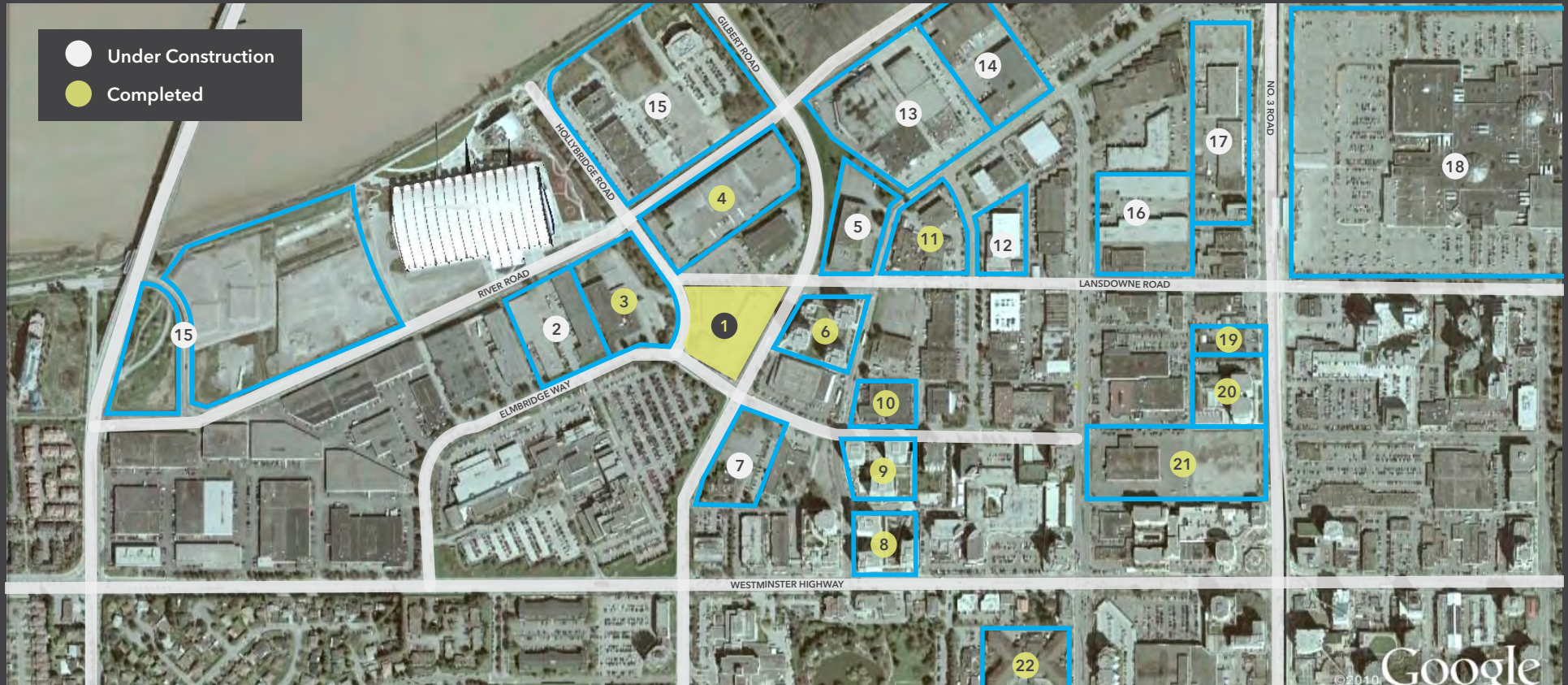
TMix Tea & Dessert Bar offers a wide variety of sweet treats from bubble tea, frappes, shave ice, waffles, macarons, slushes and desserts, accompanied with hand crafted coffee and lunch times. TMix particularly specializes in custom made gourmet frappes made with authentic ingredients in assortment of flavours such as Almond Roca, Ultimate Mango and Ultimate Matcha Green Tea. Since opening its first location on Cambie Street, TMix has entered into rapid expansion across the Lower Mainland with locations including Kitsilano, Burnaby, and its upcoming flagship location in Richmond's Cadence.



Choco Coo Cafe is a luxurious dessert cafe, serving specialty coffees and french-based pastries. Since opening its first location in Coquitlam, Choco Coo Cafe has gained popularity with customers coming from across the Lower Mainland.

For Sale

Lansdowne Road & Gilbert Road
Richmond, BC



- | | | | | |
|--|---|---------------------------------------|---|--|
| 1 Cadence: 245 Units | 6 Approximately 200 units | 11 Tempo: 237 Units | 17 Approximately 400 units | Housing, Market Housing and Seniors Retirement |
| 2 TBD: Proposed 3 Tower Development, Approximately 300 units | 7 Ocean Walk: 225 Units | 12 5600 Cedar Ridge: 120 Units | 18 TBD: Proposed 6 Tower Development, Approximately 600 units | 19 Orchid: 120 Units |
| 3 Ora: 324 Units | 8 Cadence City: Proposed 2 15-Storey Towers, Residential/Commercial | 13 Riva: 660 Units | 20 Lansdowne Centre: Commencing Master Plan Process. Proposed Town houses, Affordable | 21 Aqua: 225 Units |
| 4 River Park Place: 493 Units | 9 Lotus: 285 Units | 14 Hungerford: 400 Units | | 22 Quintet: 714 Units |
| 5 TBD: Proposed 2 Tower Development, | 10 Flo: 300 Units | 15 River Green: 2600 Units | | |
| | 11 Camber: 92 Units | 16 TBD: Proposed 4 Tower Development, | | |

For Sale

Lansdowne Road & Gilbert Road
Richmond, BC

Bike Score

Biker's Paradise

100*

Walking Score

Very Walkable

86*

*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>



2018 Estimates & Projections	1 KM	3 KM	5 KM	10 Min Drive
Population	12,485	105,481	203,367	195,780
Households	6,179	43,372	77,681	75,575
Average Household Income	\$62,074	\$83,364	\$93,811	\$93,421



form.ca

Form Real Estate Advisors

1280-333 Seymour Street
Vancouver, BC V6B 5A6

T 604 638 2121
F 604 638 2122

All communications and inquiries related to this opportunity, or requests for additional information or requests regarding procedures, must be made to the Form Retail Advisors Inc. agents named on the first page. No personnel of the Vendor or any of its affiliates should be contacted directly under any circumstance.

Disclaimer: None of the Vendor, its affiliates, Form Real Estate Advisors Inc. or any of their respective representatives makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained in this document, and interested parties should conduct their own independent analysis of the information contained or referred to herein. Nothing contained in this document is, or should be relied on as, a promise or representation, whether as to the past or the future. The Vendor, its affiliates, Form Real Estate Advisors Inc. and their respective representatives are under no obligation to accept any offer made by any person or entity regarding this opportunity.