

FOR SALE

Fully Leased Investment Opportunity
in the Heart of Steveston Village

CBRE



12240 SECOND AVENUE
RICHMOND, BC

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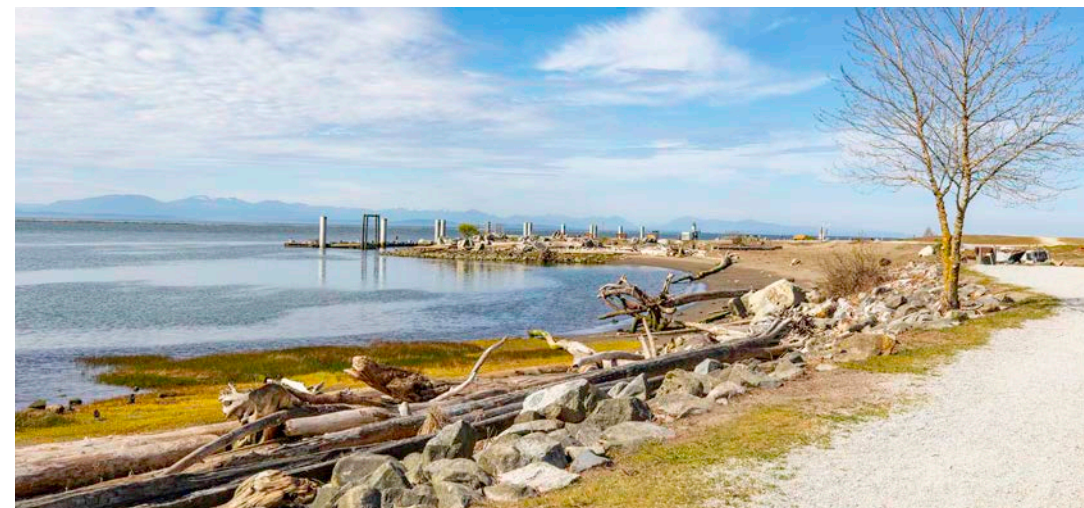
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THE LOCATION

The Subject Property is ideally located at the corner of Second Avenue and Bayview Street, in the heart of Steveston Village, Richmond, amidst the bustling retail corridor of the neighbourhood, directly across from the Steveston Fisherman's Wharf. The area is known for its picturesque scenery and vibrant community that hosts a variety of local retailers, parks, waterfront trails, and several restaurants, artisanal cafes, & eateries.

Steveston Village is a well-established destination within Richmond, drawing both local residents and visitors year-round. The location benefits from exceptional pedestrian traffic generated by nearby waterfront attractions, seasonal tourism, and a strong residential base. Offering a mix of historical charm and modern attractions, the neighbourhood is home to several historic sights, including the Gulf of Georgia Cannery and the Britannia Shipyards.

The Property also offers convenient access to major routes, including No. 1 Road and Steveston Highway, providing connectivity to the rest of Richmond and Metro Vancouver.



INVESTMENT HIGHLIGHTS



Exceptional corner location in the heart of Steveston Village



Strong visibility and signage opportunities along Second Avenue



Strong commercial retail node with high volumes of tourism



Location caters to both residents and tourists



Ample and convenient parking in the area and outside the property



Fully leased building with potential rental upside

SALIENT DETAILS

Civic Address	12240 Second Avenue, Richmond, BC	
PID	015-004-511	
Land Area	7,095 SF	
Building Area¹	Approximately 7,060 SF	
Tenancy	Unit 110	Outpost Mini Donut Company
	Unit 120	Sally's Homemade Ice Cream
	Unit 130	Elite Barbershop
	Unit 140	KOJI Mini Mart
	Unit 150	Britannia
	Unit 160	Steve's Board and Apparel
	Unit 210/220	Vancouver Whale Watching
	Unit 230/240	CHJ Bistro
	Unit 250/260	Britannia Brewing
Zoning	CS2 - Steveston Commercial	
Year Built	1989	
Gross Taxes (2025)	\$63,458.39	
NOI²	Contact Agents	
Asking Price	\$8,999,000	

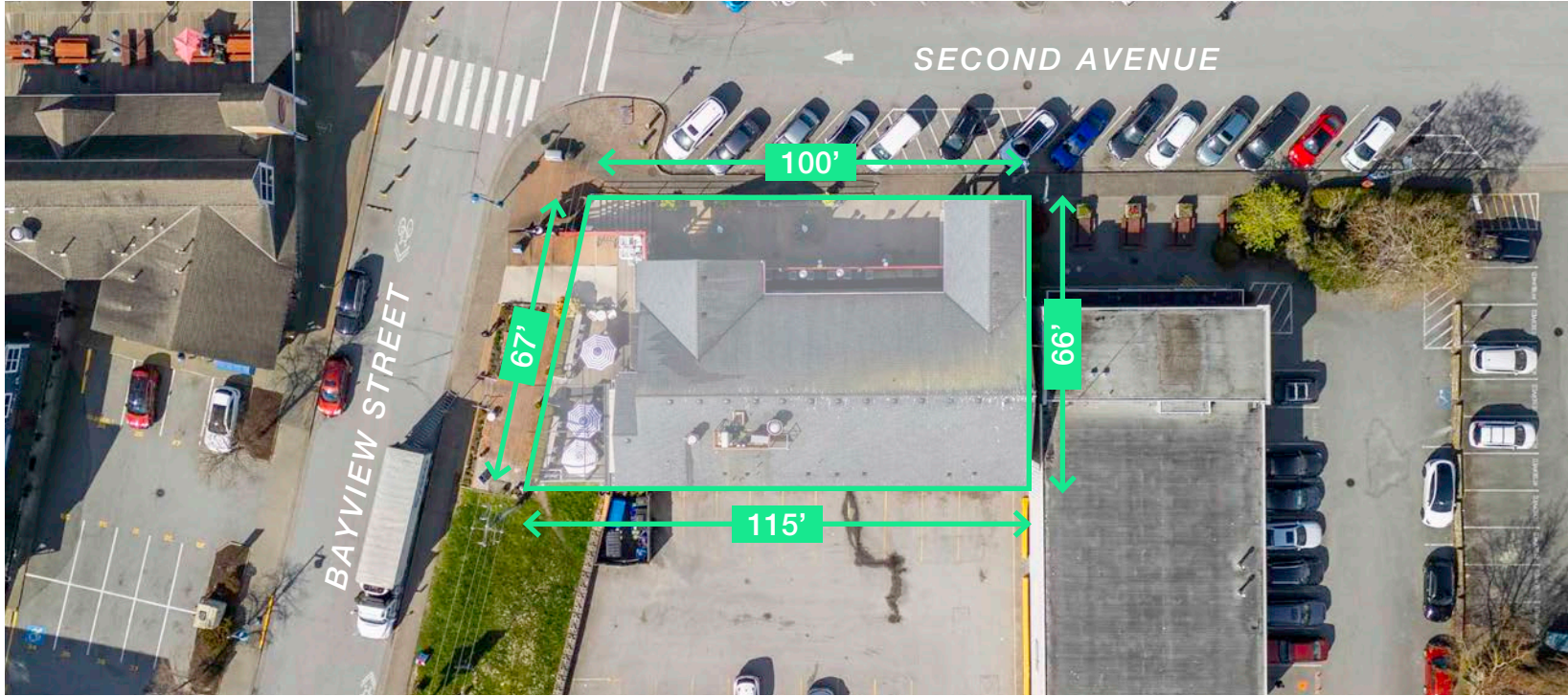
¹ Unit of measurement provided by seller. Subject to verification.
² Signed CA required for income summary & dataroom access.

THE OPPORTUNITY

Presenting a unique opportunity to acquire a fully tenanted retail investment property at 12240 Second Avenue, Richmond. The Property comprises nine retail totaling approximately 7,060 SF on 7,095 SF of land.

This offering provides stable in-place cash flow supported by a diverse tenant mix in one of Richmond's most sought-after waterfront neighbourhoods. The Property's prominent corner location along Steveston's primary retail corridor, directly across from the Fisherman's Wharf, enhances tenant demand. This opportunity is ideal for investors seeking a retail holding with potential for income growth over time.

For further information on Net Operating Income (NOI), please contact agents.

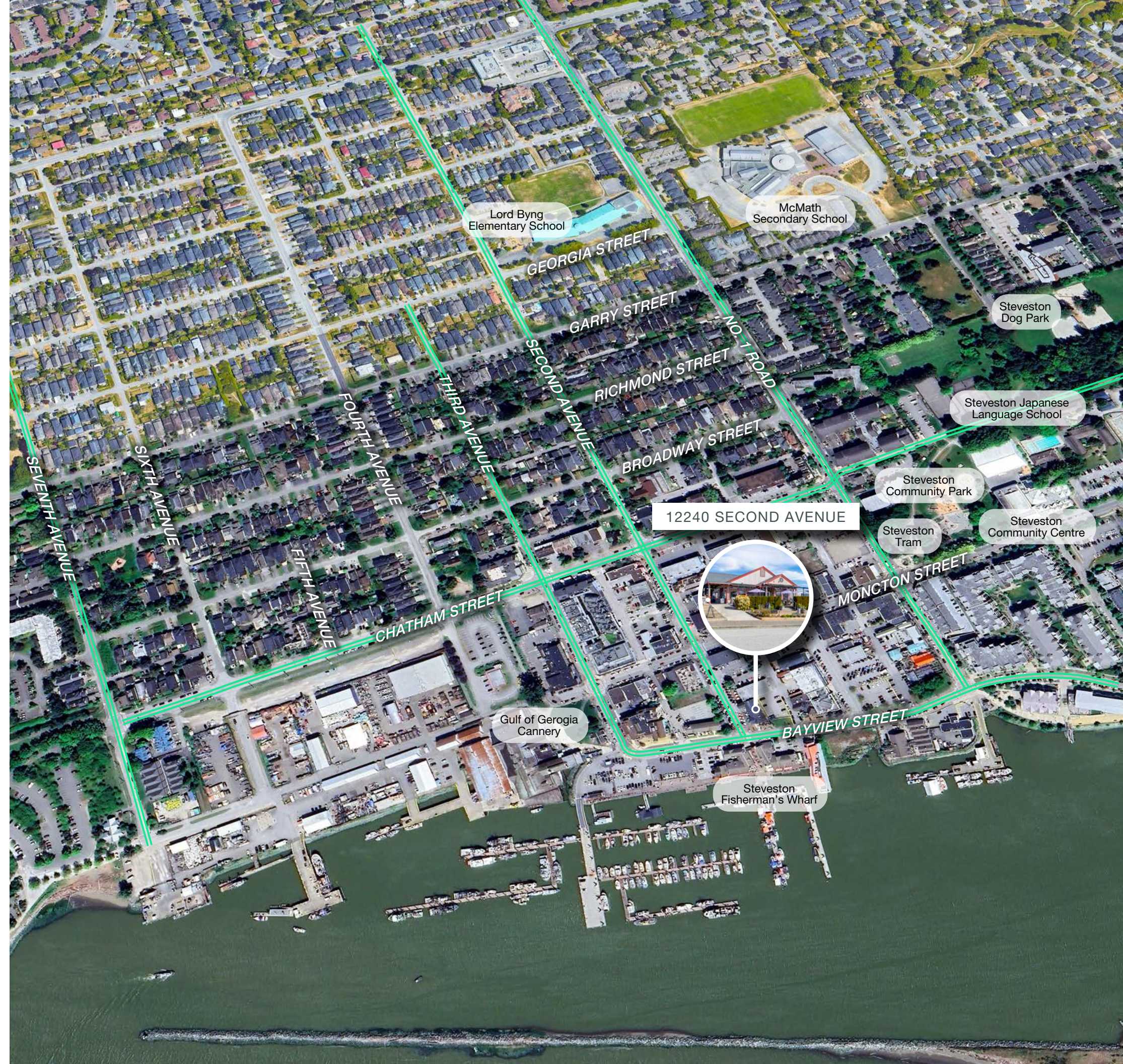


NEIGHBOURHOOD RETAILERS

- + Blue Canoe Waterfront Restaurant
- + Toast to Coast Brunch Bar
- + B&P Ice Cream
- + Beau Monde Souvenir & Gift Shop
- + Timothy's Frozen Yogurt
- + Cannery Cafe
- + Ora Sushi
- + Super Grocer
- + Waves Coffee House
- + Steveston Coffee Company
- + Steveston Liquor Store
- + Scotiabank
- + Save-On-Foods
- + Wander Bike Rentals
- + Subway
- + Starbucks
- + Breakfast Table
- + Hog Shack Cook House
- + Ask Hair Studio
- + Pierside Deli
- + Shady Island Seafood Bar & Grill
- + RBC Royal Bank
- + Balanced Body Fitness
- + The Sweet Spot
- + True Physio and Pilates
- + Rocanini Coffee Roasters
- + The Bone & Biscuit Co.

PARKS & SCHOOLS

- + Steveston Community Park
- + Garry Point Park
- + Lord Byng Elementary School
- + McMath Secondary School
- + West Dyke Trail



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