



9900

NO. 3 ROAD  
RICHMOND, BC

Partnership. Performance.

## Opportunity

New commercial development on a high profile intersection in the heart of Richmond's No.3 Road.

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Platinum member



## Executive Summary

### Size

Units from 1,200 - 10,000 sf

### Basic Rent

Contact Listing Agents

### Additional Rent

Estimated at \$15.00 psf

### Timing

2019

### Demographics\*



# 103,242

POPULATION  
(PEOPLE LIVING IN THE AREA)



# 37,087

HOUSEHOLDS



# 73,726

DAYTIME  
POPULATION



# \$95,126

INCOME  
AVERAGE HOUSEHOLD

\*within 3km of 9900 No. 3 Road (2017)

Sources: Statscan; Pitney Bowes Canada

### Nearby Tenants



## Project Description

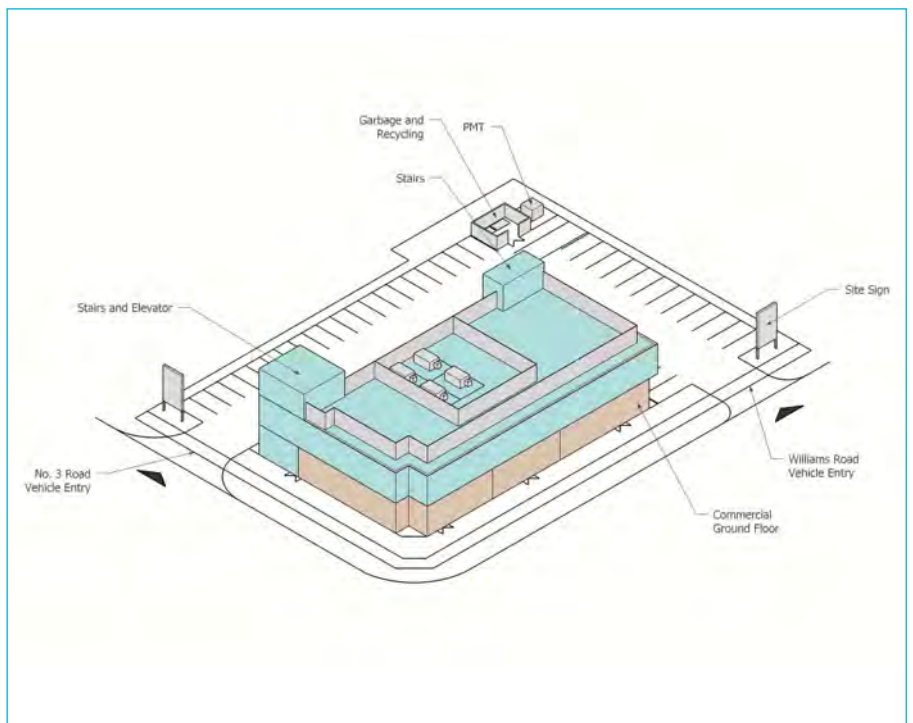
2 storey, commercial development offering 7,000 square feet on the ground level and 10,500 square feet of second floor space.

## Location

The project is located in heart of Richmond at the intersection of No. 3 Road and Williams. The site is in close proximity to South Arm Community Centre, Hugh McRoberts Secondary (980 students) and Steveston Secondary (1,147 students).

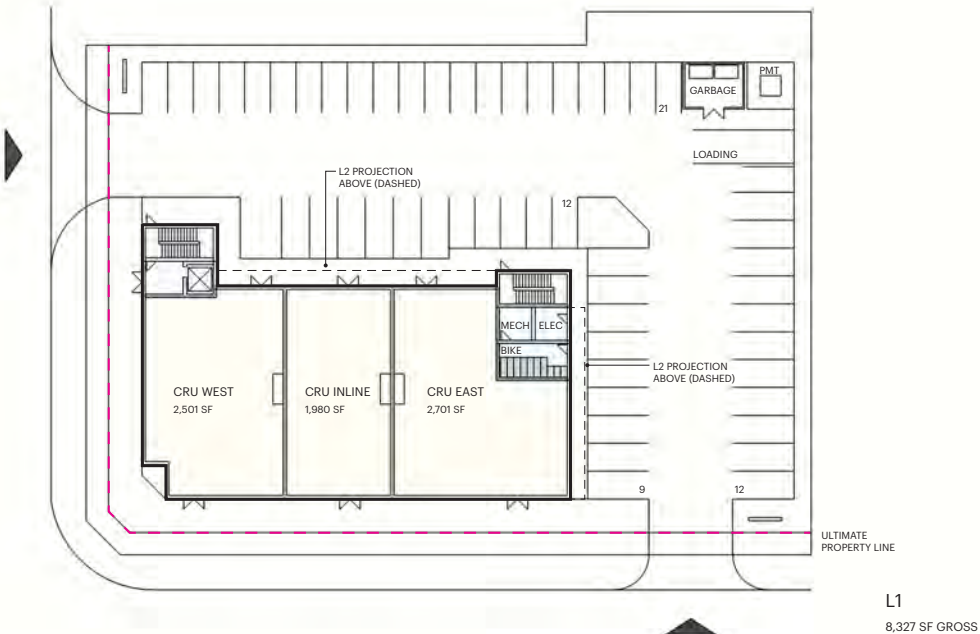
- ✓ Excellent exposure to 13,261 cars per day on Williams Road and 18,858 on No. 3 Road
- ✓ Access from both No. 3 and Williams
- ✓ Shadow anchored by Safeway and Shoppers Drug Mart
- ✓ 50 grade level stalls on site
- ✓ Close to major bus routes

## Proposed Rendering

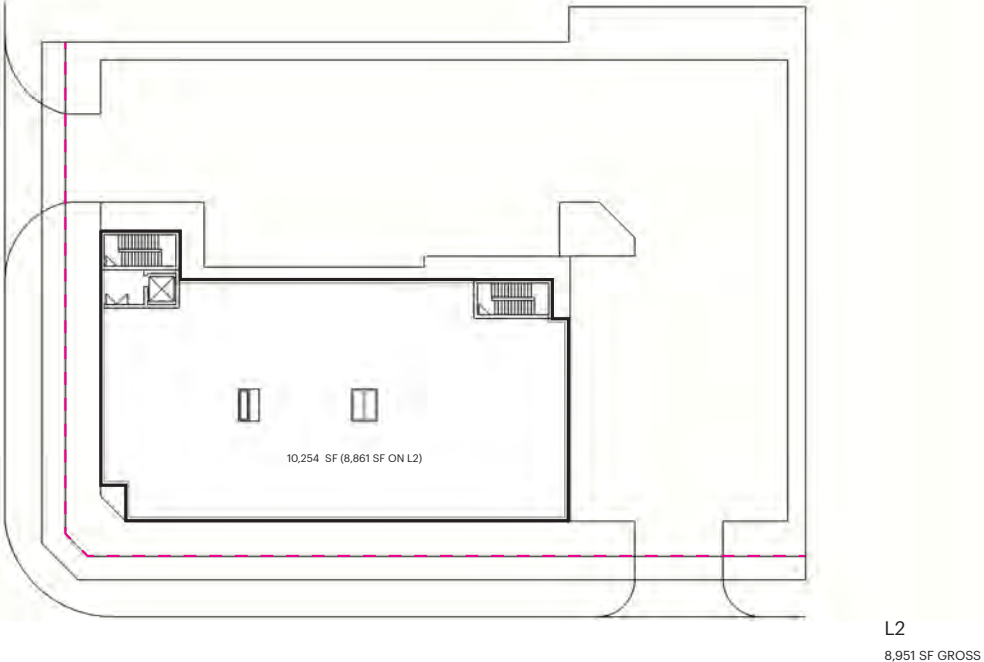


# Proposed Site Plan

Ground Level



2<sup>nd</sup> Level





## Nearby Shopping Centres & Schools

- |  |  |  |  |
|--|--|--|--|
| 1. Steveston-London Secondary School<br>1,147 students                         | 3. Hugh McRoberts Secondary School<br>1,088 students | 5. Garden City Shopping Centre<br>GLA: 131,017 sq. ft.<br>Shoppers Drug Mart, CIBC, A&W, Blenz | 6. Richmond Centre<br>GLA: 795,598 sq. ft.<br>Shoppers Drug Mart, Tim Hortons, Hudson's Bay Sport Chek |
| 2. Richlea Square<br>GLA: 70,000 sq. ft.<br>Pharmasave, Safeway, Starbucks, TD | 4. South Arm Community Hall                          |  |  |

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