

FOR SALE: STEVESTON DEVELOPMENT SITE

12340 & 12360 Trites Road, Richmond, BC

Prime Two Acre Redevelopment Site in the heart of Steveston



Marcus & Millichap

Salient Details

ADDRESS

12340 & 12360 Trites Road
Richmond, BC (the "Subject Site")

PIDS

12340 Trites Road: 008-545-171
12360 Trites Road: 008-550-816

LEGAL DESCRIPTION

12340 Trites Road: North Half
Lot 148 Section 12 Block 3 North
Range 7 West New Westminster
District Plan 38949

12360 Trites Road: South Half
Lot 148 Section 12 Block 3 North
Range 7 West New Westminster
District Plan 38949

CURRENT ZONING

Light Industrial (IL)

STEVESTON AREA PLAN DESIGNATION

Neighbourhood Residential
(Single Family)

TOTAL LOT SIZE

Approximately 2 Acres (87,120 sf)

ENVIRONMENTAL

Environmental Report Available
Upon Request

ASKING PRICE

\$17,000,000

DATA ROOM

Access to the online data room
is available upon execution of the
digital Confidentiality Agreement.

CA & DATA ROOM



Investment Highlights



Central location within the highly
coveted Steveston community
with in place industrial
zoning and a residential OCP
designation



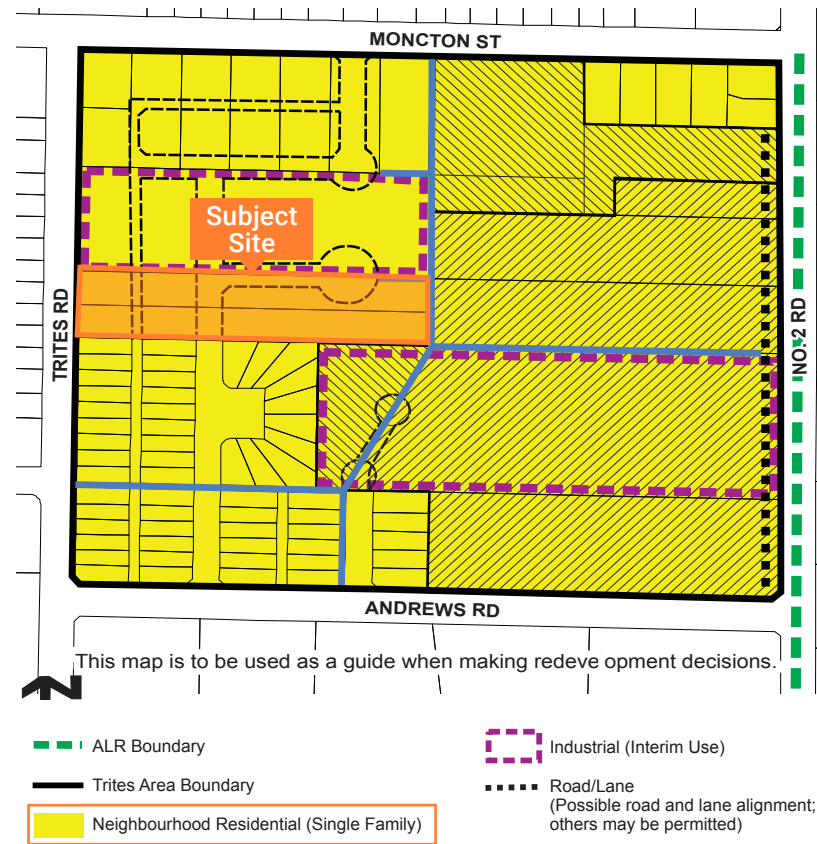
Potential to either provide the
land vacant or offer a leaseback
option on one of the properties.

*Owner of 12340 may require a
leaseback for 6-12 months.



Steveston boasts an average
household income of \$144,109,
well surpassing Metro Vancouver's
average household income.

Trites Area Land Use Map

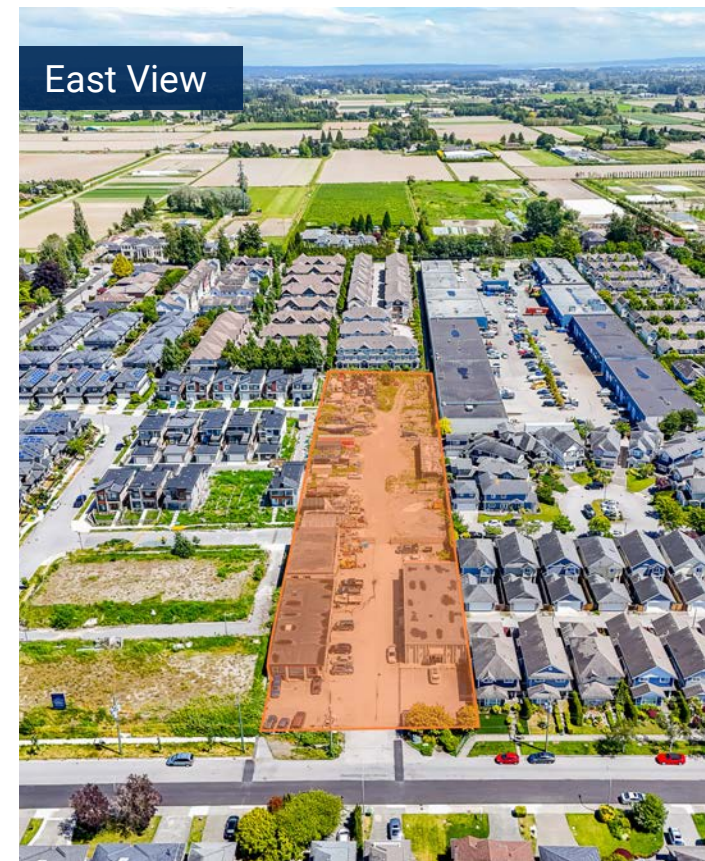


Purpose

The Trites Area Plan Policies are to guide the redevelopment of the Trites Area bounded by Trites Road on the west, No. 2 Road on the east, Andrews Road on the south and Moncton Street on the north.

Form and Character

Developments within the Trites Area shall address and respect adjacent existing developments in both form and character. In particular, the height and character of new buildings along the northern and western edges in the Trites area should be similar to adjoining or facing buildings.



Neighbouring Developments



Project Name	Southpointe Cove	Kaizen	Moncton
Type	Townhomes	Townhomes	Single Family
Total Units	44	28	30
Year Built	2012	2010	2020
Developer	Westmark Development	Ampri	Ampri



Project Name	Venda	12420 Trites Road	Navigator's Cove
Type	Single Family	Single Family	Townhomes
Total Units	30	27	36
Year Built	Under Construction	2004	2007
Developer	iFortune	Suncor	Elegant Development

Steveston Developments



Project Name	Heron	Georgia	Wind
Type	Townhomes	Townhomes	Townhomes
Total Units	28	43	9
Year Built	2022	2019	2019
Developer	Enrich	Anthem	Oris



Downtown Vancouver

30 min drive 🚗

Vancouver International Airport

15 min drive 🚗



Amenities

● Cafes/Bakeries

1. Starbucks
2. Waves Coffee House
3. Steveston Harbour Café
4. Blenz Coffee

● Shopping/Services

1. Save-On-Foods
2. Windsor Meats
3. Pharmasave
4. Steveston Fisherman's Wharf

● Dining/Entertainment

1. Pajo's Fish & Chips
2. Ember Kitchen
3. Good Co.
4. Little Mexico Cantina

● Schools/Recreation

1. Steveston Park
2. Tomekichi Homma Elementary
3. McMath Secondary

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