

DEVELOPMENT PERMIT APPROVED

TIMES SQUARE

ICONIC LOCATION. ICONIC DESIGN.

CF Richmond Centre

No. 3 Road



*Source: Artistic rendering of the CF Richmond Centre redevelopment. (Cadillac Fairview / Shape Properties)

FOR SALE | 6560-6700 NO. 3 ROAD, RICHMOND, BC

Extraordinary development opportunity along No. 3 Road, directly across from Richmond Centre.

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**AVISON
YOUNG**

6560-6700 No. 3 Road

Richmond, BC

PROPERTY DETAILS

MUNICIPAL ADDRESS

6560-6700 No.3 Road, Richmond

PID(S)

003-433-005
003-420-418
003-420-370
001-468-375

NET DEVELOPABLE AREA

1.086 acres (47, 286 SF)

FRONTAGE

866 feet of frontage along No. 3 Road directly across from Richmond Centre

CURRENT LAND USE DESIGNATION

CDT1 - Multi-family residential and commercial mixed-use

NEIGHBOURHOOD COMMUNITY PLAN

High-density mixed-use; Brighouse Village (City Centre) area plan; Sub-area B.4, urban core T6

TOTAL PROJECT DENSITY

189,142 SF (4.0 FSR)

FINANCING

Treat as clear title

PRICING

\$41,888,000



INVESTMENT HIGHLIGHTS



The most prominent location in Richmond City Centre

Directly across from one of the most highly anticipated, master-planned redevelopment projects in British Columbia - CF Richmond Centre.



Transit and connectivity

Steps from the Richmond Brighouse Canada Line SkyTrain Station, providing excellent connectivity to Downtown Vancouver and YVR Airport.



Development permit approved

Well-positioned to avoid a lengthy rezoning process and start marketing.



Highly exclusive location with an upscale design

Iconic west coast architecture that embraces City height limits and a sleek setback design that maximizes exposure along No. 3 Road.



World class amenities

No. 3 Road offers world-class amenity selections including an abundance of restaurant options, luxury retail and fashion brands, and access to over 145 parks and outdoor spaces

CF RICHMOND CENTRE

At Richmond's heart, the 27-acre mixed-use CF Richmond Centre will transform from a world-class shopping centre into a world-class master-planned mixed-use community. The redevelopment is a multi-phased project that will provide additional residential and commercial components to the area, including boutique street-front shopping districts that complement international brands, effectively creating a new outdoor shopping precinct for visitors to enjoy. This 500,000 SF of retail expansion will look to integrate new restaurants, entertainment, and fashion options to support the fast-paced transformation of the No. 3 Road corridor. New green spaces and central plaza will bring a walkable and connected living experience to the area. Currently, Richmond Centre is within the Top 10 highest producing malls in Canada and 3rd in BC, behind only Pacific Centre and Oakridge Centre.*

* Statistics Canada, ICSC, Retail-Insider.com, Conference Board of Canada

A variety of housing forms will be provided, including a large portion of market and affordable rental homes to supplement the enhanced shopping and retail experience of the project. Once complete in 2026 (estimated), CF Richmond Centre will provide the No. 3 Road corridor with the amenities that differentiate and define the world's best cities and become one of the most significant and sought-after locations in Metro Vancouver.



*Source: Artistic rendering of the CF Richmond Centre redevelopment.
(Cadillac Fairview / Shape Properties)

DEVELOPMENT OVERVIEW

The 1.086-acre (47,286 SF) site falls within the Brighouse Village City Centre Area Plan, allowing for a high-density mixed-use building with a maximum FSR of 4.0 and a maximum height of 15-storeys. The proposed project includes a residential tower consisting of 157 market residential condo units (and nine affordable residential rental units) above 33,000 sf of integrated office and 14,000 sf CRUs space. The project has a rezoning application in process with the City of Richmond and is Development Permit-ready (DP # 16-754761).

 **NET DENSITY**
189,142 SF

 **15** **STORIES**

PROJECT STATISTICS

| SF | |
|--------------------------|----------------------------------|
| Market Residential | 134,342 |
| Affordable Residential | 7,510 |
| Strata Office (35 units) | 33,008 |
| Strata Retail | 14,278 |
| Total | 189,142 (4.0 FSR) net floor area |
| City Density Exclusions | 23,836 |
| Total | 212,978 gross floor area |



DIRECTLY ACROSS
From CF Richmond Centre



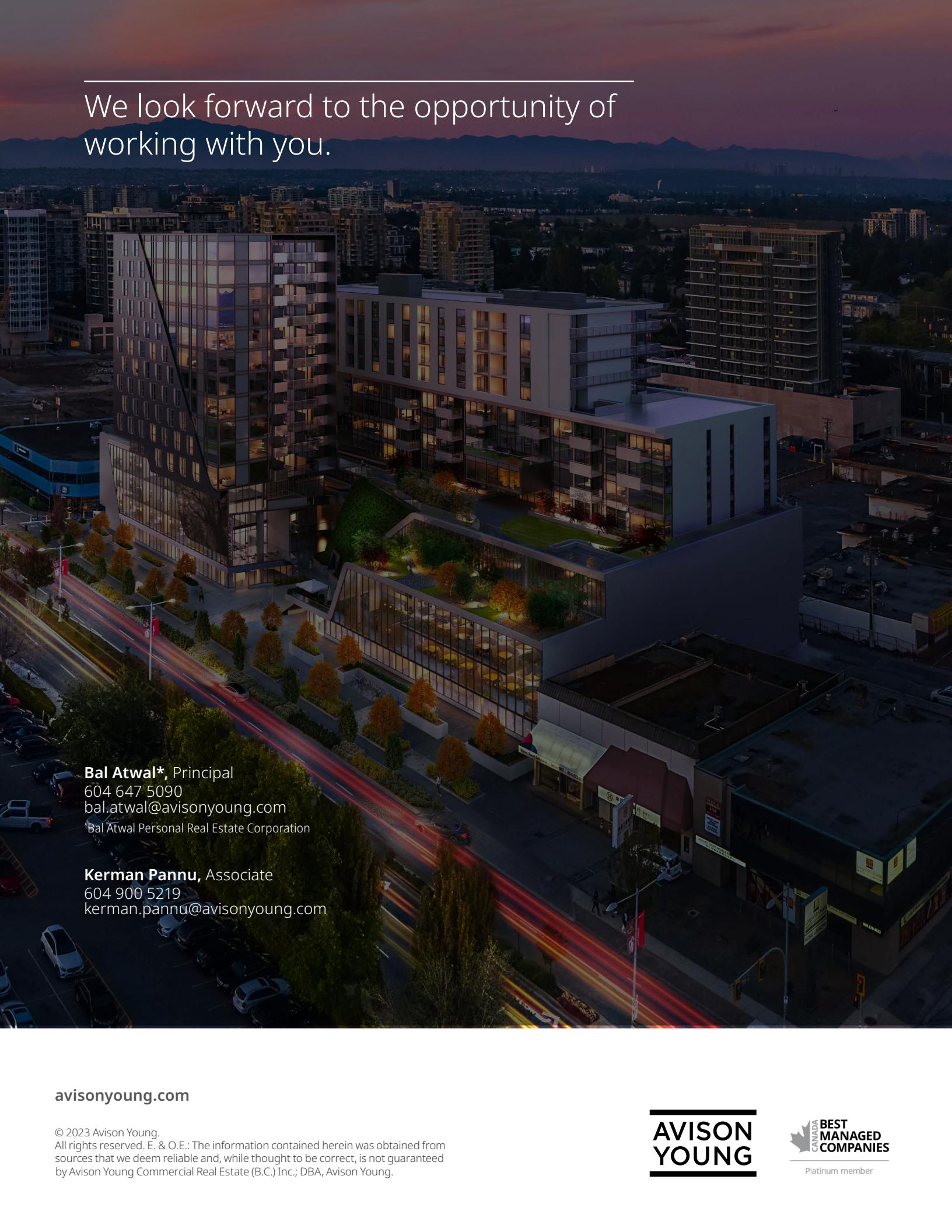
3 MINUTE WALK (280 METRES)
To the Richmond Brighouse SkyTrain Station



8 MINUTE WALK
To Minoru Park



Development Rendering



We look forward to the opportunity of
working with you.

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