

LONDON PLAZA
Richmond, BC

LOCATION:

5951 No. 3 Road, Richmond, BC V6X 2E3

MAJOR INTERSECTION:

Westminster Highway and No. 3 Road

TYPE:

Office building with retail on pavillion level

YEAR OPENED:

1994

TOTAL GLA:

Office:	27,504 square feet
Retail:	78,403 square feet
Total:	105,907 square feet

MAJOR TENANTS:

London Drugs	37,033 square feet
TD Canada Trust	15,785 square feet

ANCILLARY:

25,585 square feet (retail) (13 stores and services)

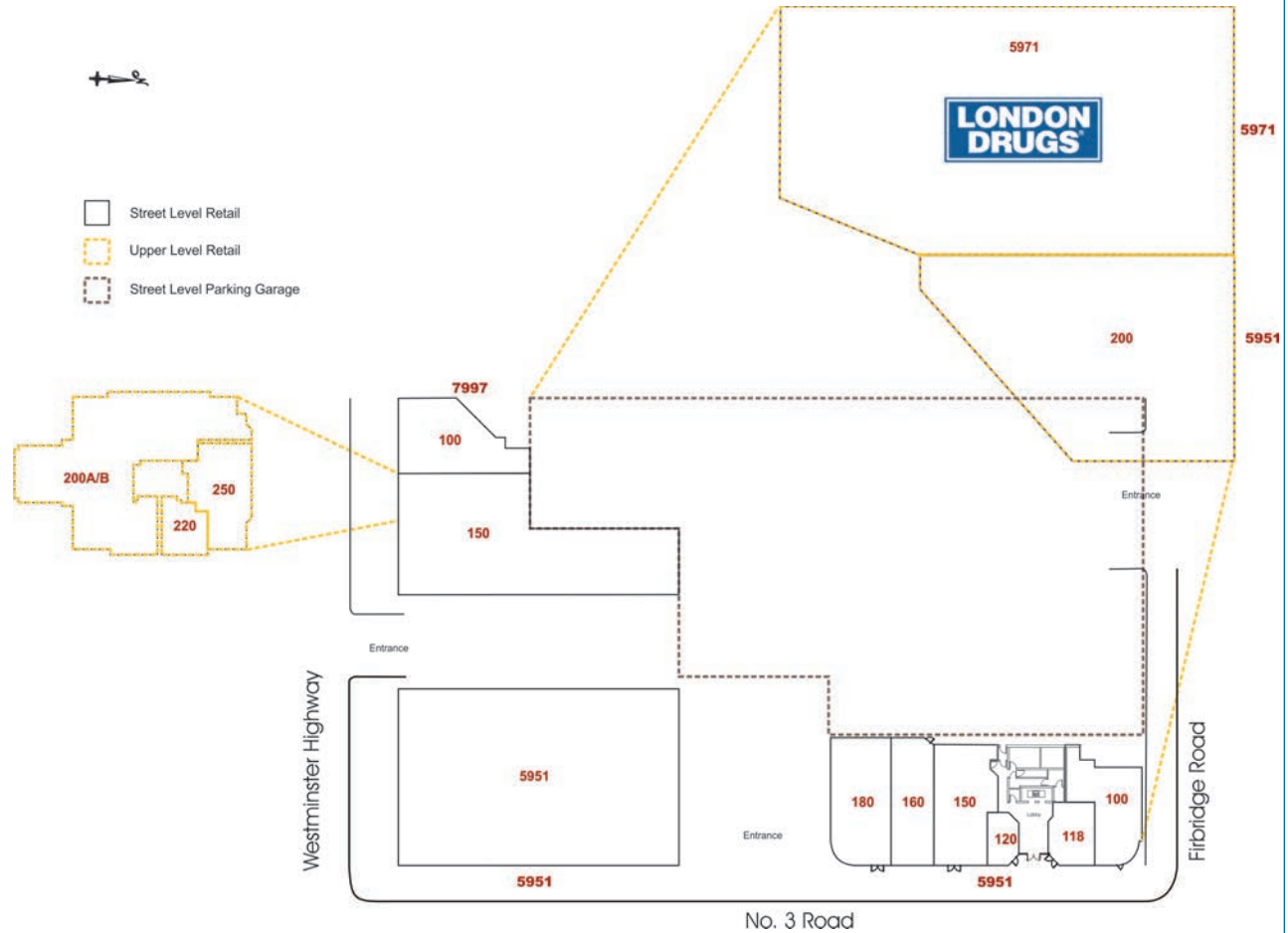
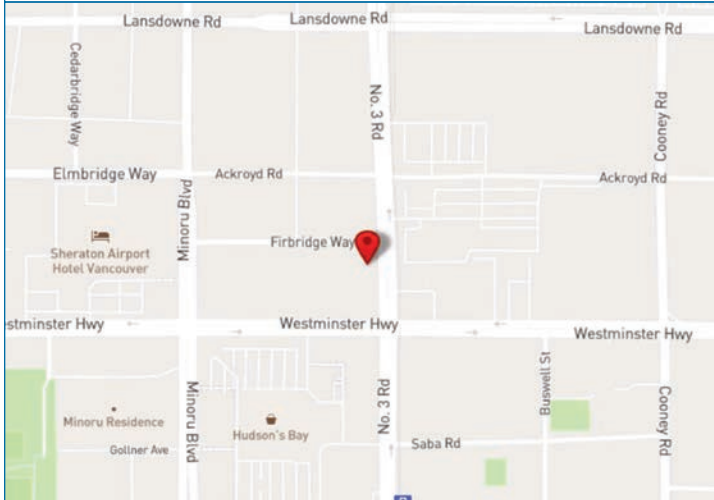
DEMOGRAPHICS (2022 PROJECTIONS):

	1 km	3km	5 km
Total Population	27,263	113,227	216,930
Total Households	12,803	44,622	81,757
Average Household Income	\$64,351	\$86,875	\$100,530



MARKET SUMMARY:

London Plaza is exceptionally located on the northwest corner of No. 3 Road and Westminster Highway in the heart of downtown Richmond and its busiest intersection with traffic counts of approximately 55,000 vehicles daily. The project consists of an 8-storey office building and recognizable retailers including London Drugs, Empire Seafood Restaurant, TD Bank and Waves Coffee with a three level parkade featuring free customer parking. London Plaza has all directional access from Firbridge Way as well as right-in right-outs from both No. 3 Road and Westminster Highway, and convenient access to both the Lansdowne and Richmond - Brighthouse Canada Line SkyTrain Stations. No. 3 Road is Richmond's main retail corridor, home to two major regional enclosed malls, Richmond Centre and Lansdowne Centre, as well as significant street front retail. Westminster Highway is the major east/west commuter thoroughfare in Richmond.



IT	TENANT	SQ FT
5951		
100	Beard Papa	1,360
118	Freshii	824
120	Copies Direct	343
150	Pepper Lunch	1,631
160	Lin Nails & Beauty	875
180	Waves Coffee	2,270
200	Empire Seafood Restaurant	6,674
5951	TD Canada Trust	15,785
5971	London Drugs Ltd.	37,033
7997		
100	TD Wealth (Opening Soon)	2,174
150	Richmond Central Medical Clinic	2,696
200A/B	Parklane Chinese Restaurant	4,770
220	Russell Jewellers	606
250	Alley BBQ Restaurant	1,362

The information contained herein has been obtained from sources deemed to be reliable but does not form part of any future contract and is subject to independent verification by the reader. The property is subject to prior letting, withdrawal from the market and change without notice.

BENTALLGREENOAK (CANADA) LIMITED PARTNERSHIP LEASING CONTACT: **MONA KHANDAN**
 Suite 1800, 1055 Dunsmuir St., Four Bentall Centre
 P.O. Box 49001, Vancouver, BC V7X 1B1
 Fax: 604.661.5055 Web: www.bentallgreenoak.com
 (604) 891-8556
mona.khandan@bentallgreenoak.com