

# TIMES SQUARE

ICONIC LOCATION. ICONIC DESIGN.

DEVELOPMENT PERMIT APPROVED

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.*

**Bal Atwal\***, Principal  
604 647 5090  
[bal.atwal@avisonyoung.com](mailto:bal.atwal@avisonyoung.com)  
\*Bal Atwal Personal Real Estate Corporation

**Kerman Pannu**, Associate  
604 900 5219  
[kerman.pannu@avisonyoung.com](mailto:kerman.pannu@avisonyoung.com)

**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

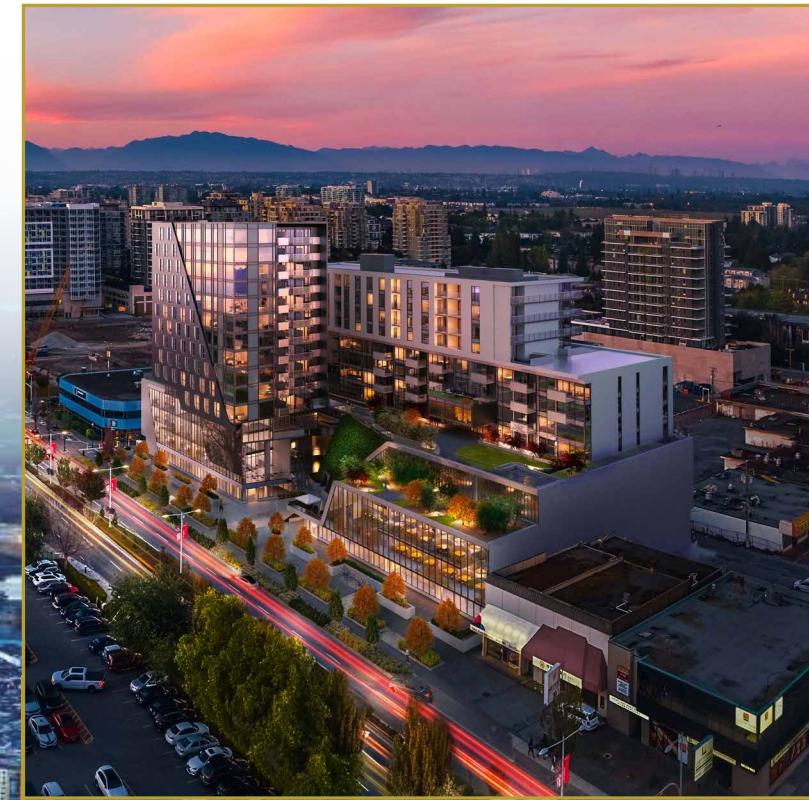
No. 3 Road offers world-class amenity selections including an abundance of restaurant options, luxury retail and fashion brands, and access to over 145 parks and outdoor spaces

# 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
<b>Total</b>	189,142 (4.0 FSR) net floor area
City Density Exclusions	23,836
<b>Total</b>	212,978 gross floor area



**DIRECTLY ACROSS**  
From CF Richmond Centre



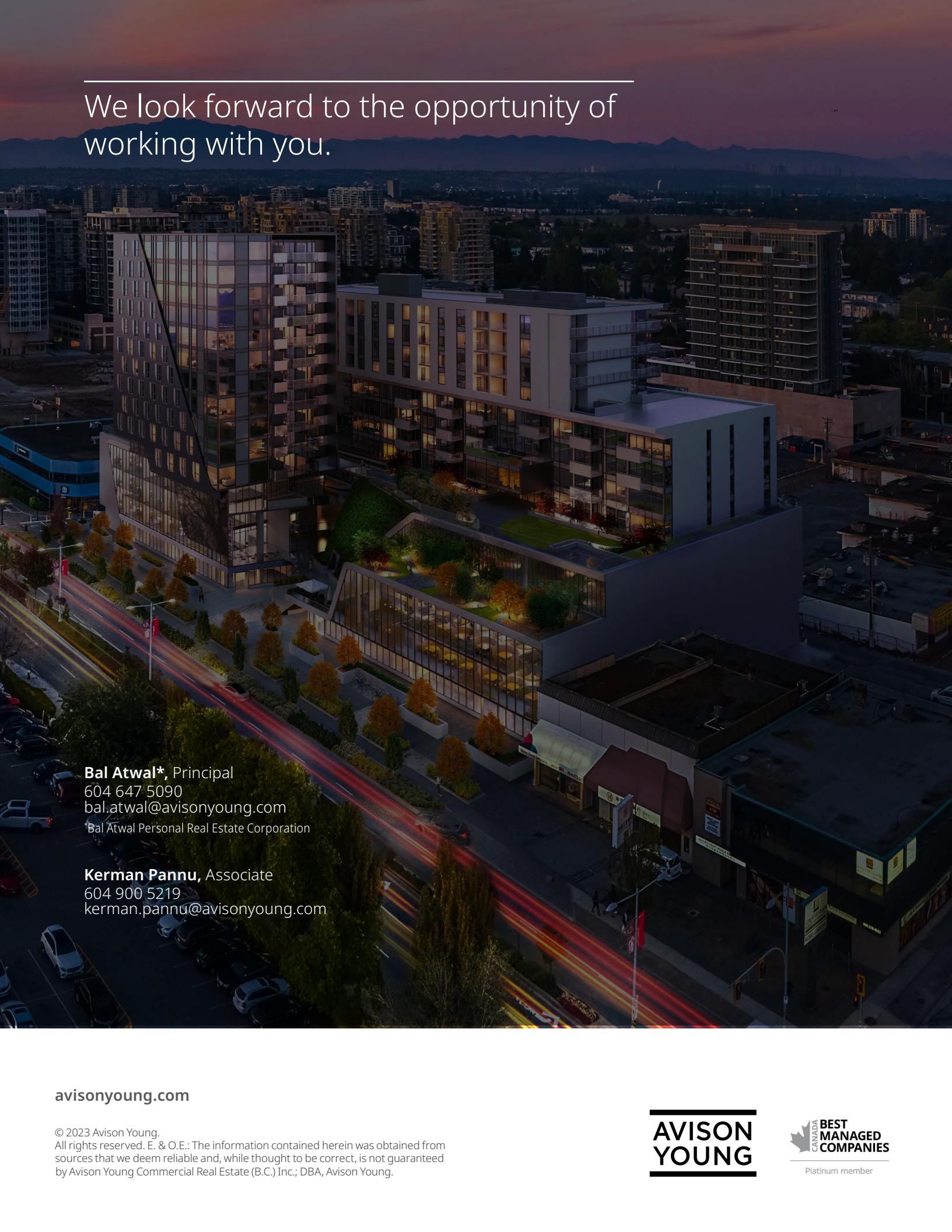
**3 MINUTE WALK (280 METRES)**  
To the Richmond Brighouse SkyTrain Station



**8 MINUTE WALK**  
To Minoru Park



Development Rendering



We look forward to the opportunity of  
working with you.

**Bal Atwal\***, Principal  
604 647 5090  
[bal.atwal@avisonyoung.com](mailto:bal.atwal@avisonyoung.com)  
\*Bal Atwal Personal Real Estate Corporation

**Kerman Pannu**, Associate  
604 900 5219  
[kerman.pannu@avisonyoung.com](mailto:kerman.pannu@avisonyoung.com)

[avisonyoung.com](http://avisonyoung.com)

© 2023 Avison Young.  
All rights reserved. E. & O.E: The information contained herein was obtained from  
sources that we deem reliable and, while thought to be correct, is not guaranteed  
by Avison Young Commercial Real Estate (B.C.) Inc.; DBA, Avison Young.

**AVISON  
YOUNG**

 **CANADA  
BEST  
MANAGED  
COMPANIES**  
Platinum member