

**218 - 11020 NO. 5 ROAD, RICHMOND**

**1,700 SF OF FULLY TURNKEY OFFICE SPACE AT SANDS PLAZA**

**FOR  
LEASE**



**WILLIAM | WRIGHT**

Commercial Real Estate Services

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## Property Highlights



9 private offices and existing plumbing



Adjacent to Ironwood Plaza, a prominent strip mall anchored by Save-on-Foods and Canadian Tire



Active mixed-use shopping centre with patrons throughout the day



Unparalleled frontage on Steveston Highway and No. 5 Road

## 218 - 11020 No. 5 Road, Richmond

The Subject Property features 1,700 SF of fully turnkey office space situated within Sands Plaza. This meticulously designed office comprises 9 private offices and existing plumbing, making it an ideal fit for medical or multidisciplinary clinic use. The strategic location within the plaza offers a perfect blend of amenities, featuring a diverse mix of food and beverage outlets, personal services, medical facilities, and educational operators. This diversity attracts patrons throughout the day, ensuring a vibrant atmosphere. Conveniently positioned on Steveston Highway, the neighborhood shopping center provides direct access to Highway 99, enhancing its connectivity for both businesses and clientele.



**SIZE**

+/- 1,700 SQFT

**PARKING**

Ample

**ZONING**

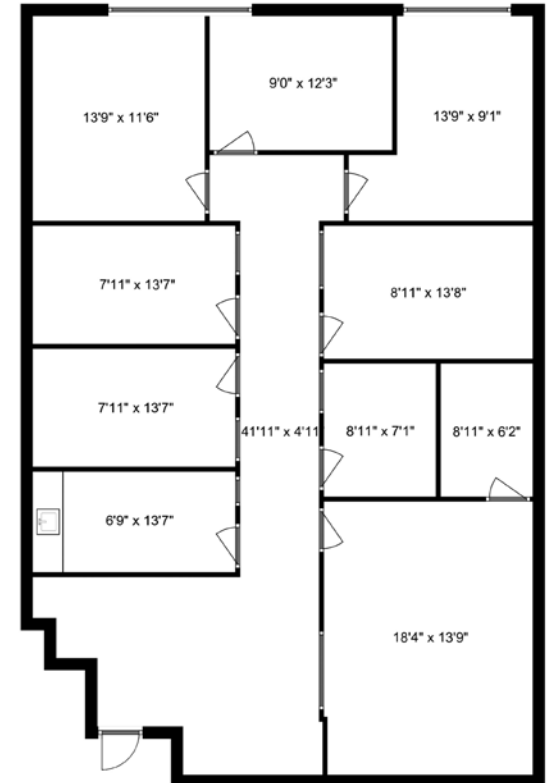
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**BASIC RENT**

Contact Listing Agents

**ADDITIONAL RENT**

\$14/FT



Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.

## Location

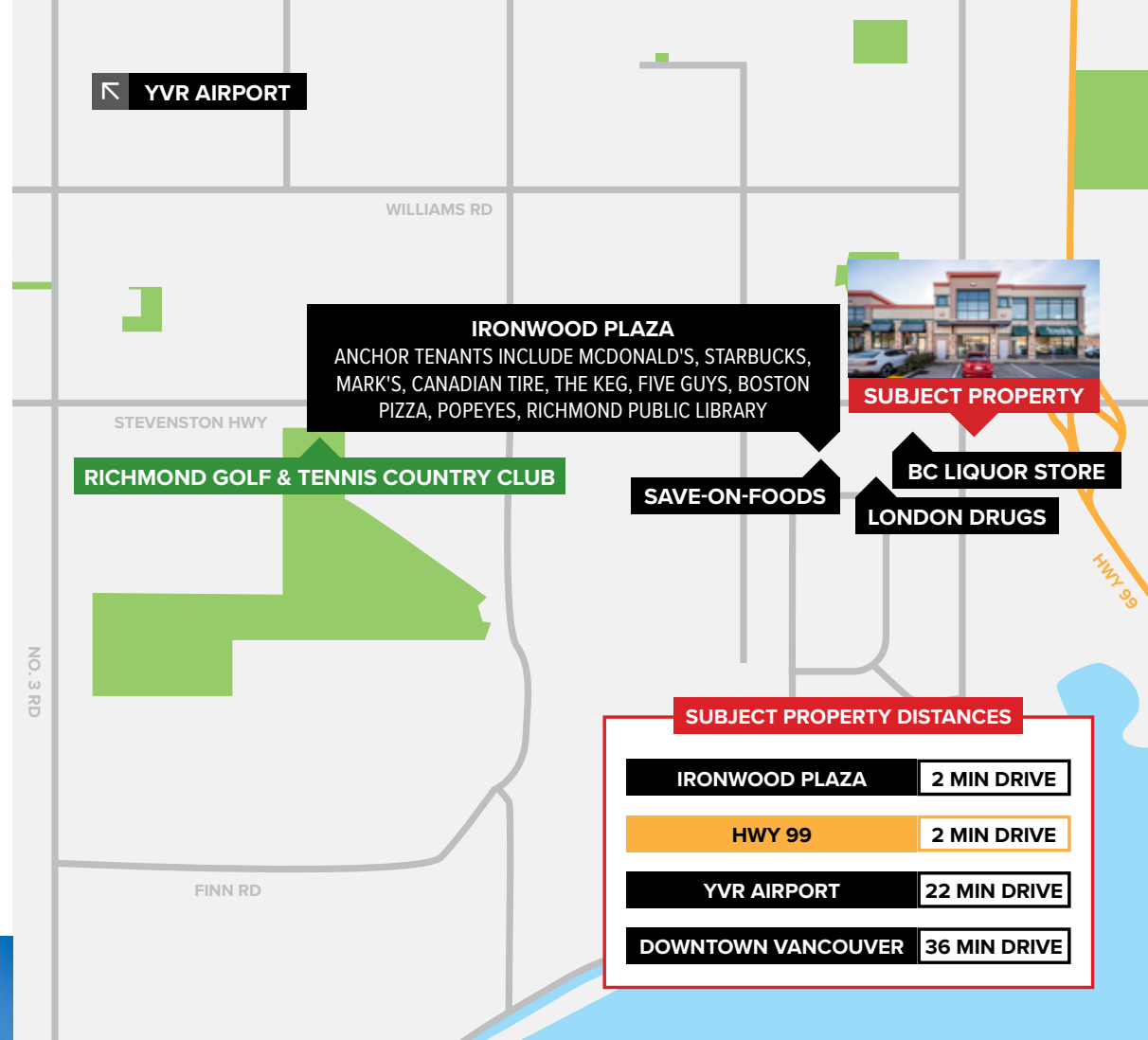
Strategically positioned with convenient proximity to the highway, this property offers unparalleled accessibility for both local customers and those residing in the neighboring regions, establishing it as a highly coveted destination for discerning shoppers who prioritize ease and convenience. The impressive average household income in the area, surpassing \$142,000, underscores the presence of a discerning consumer base endowed with substantial purchasing power, presenting an exceptional opportunity for retailers to flourish and maximize their revenue potential. Furthermore, the surrounding vicinity is characterized by a substantial working population comprising over 6,700 employees, thereby creating a captive audience in immediate proximity to the retail unit, ensuring a consistent influx of prospective customers during weekdays and beyond.



**Working Population**  
6,700 employees



**Avg. Household Income**  
\$142,000



## For More Information Contact

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