218 - 11020 NO. 5 ROAD, RICHMOND

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







Commercial Real Estate Services

MEG COONEY meg@williamwright.ca 604.428.5255 MATTHEW HO matthew.ho@williamwright.ca 604.428.5255





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.

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SIZE

+/- 1,700 SQFT

PARKING

Ample

ZONING

ZC26

BASIC RENT

Contact Listing Agents

ADDITIONAL RENT \$14/FT

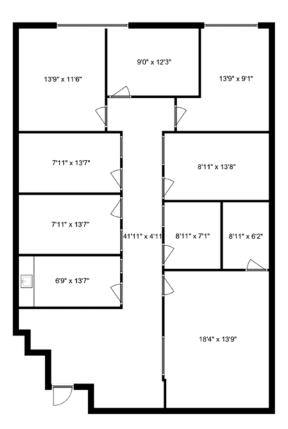












Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.

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.

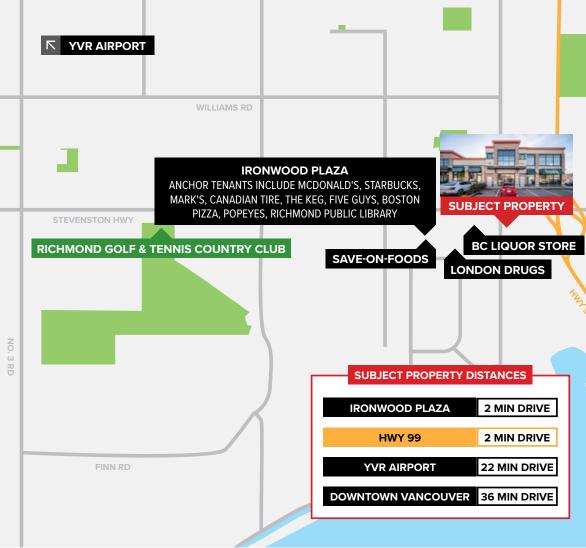


Working Population 6,700 employees



Avg. Household Income \$142,000





For More Information Contact

MEG COONEY

meg@williamwright.ca 604.428.5255

MATTHEW HO

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