



For
Lease

**9,206 SF of Industrial / Retail
Space in Richmond**

5000 Minoru Boulevard
Richmond, BC

PROPERTY DETAILS


- 9,206 square feet of industrial / retail space available in Richmond City Centre
- Well situated in a rapidly developing area of Richmond with many new and proposed mixed-use projects in the surrounding area
- Two points of all-directional access and egress from Alderbridge Way
- Direct exposure along Alderbridge Way and proximity to No. 3 Road
- Ample surface parking


ZONING


IR1 - Industrial Retail
Provides for a range of general industrial uses, stand-alone offices and a limited range of retail uses.

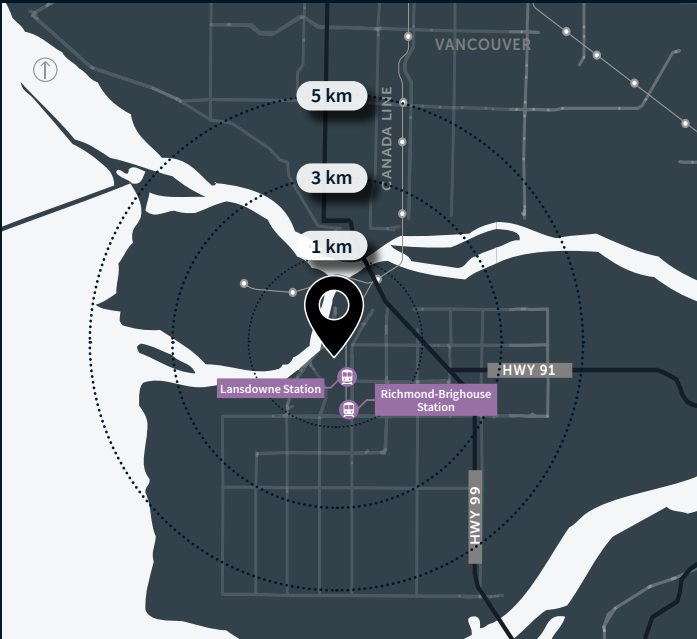
BUILDING AREA

Main Floor	7,684 SF
Second Floor	1,522 SF
Total	9,206 SF


**ASKING LEASE RATE:**
\$22.95 PSF Net


**ADDITIONAL RENT:**
\$9.11 PSF + Management Fee


**AVAILABILITY:**
September 1st, 2023

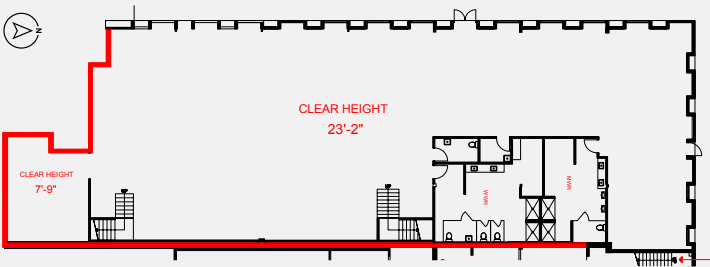


DEMOGRAPHICS

**Population**
1 km: 13,526 3km: 104,594 5 km: 209,866

**No. of Households**
1 km: 6,720 3km: 41,325 5 km: 78,816

**Avg. Household Income**
1 km: \$60,616 3km: \$81,490 5 km: \$95,425



MAIN FLOOR



SECOND FLOOR





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