

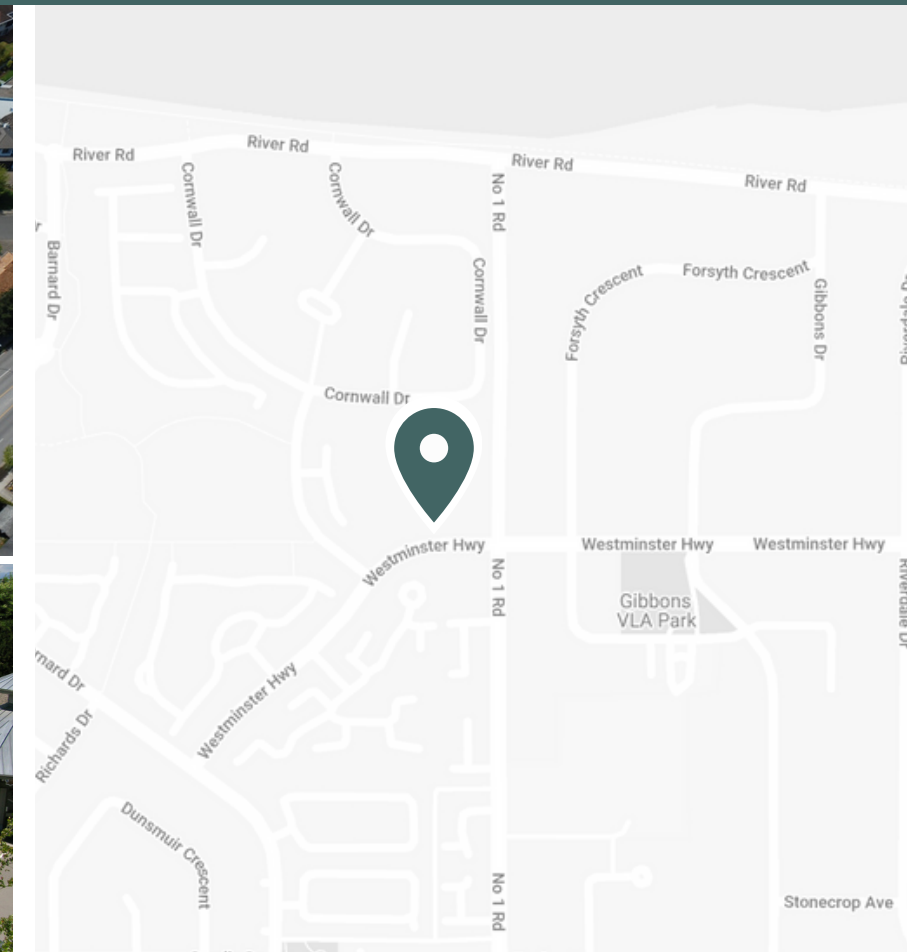
Terra Nova Village

3671 - 3679 Westminster Highway, Richmond, BC



Conveniently Located

Grocery-anchored and filled with several key national and local tenants, Terra Nova Village is an open-air centre that offers excellent exposure to No1 Road and Westminster Hwy. This neighbourhood retail hub features a Westcoast contemporary design and is uniquely built with wood and timber construction. Terra Nova Village is ideally located in the beautiful city of Richmond – which borders the Fraser River – and is surrounded by the very affluent neighbourhood that has strong ties to the Asian community.



Neighbourhood Features



4-MINUTE DRIVE TERRA NOVA
RURAL PARK (1.8KM)



9-MINUTE DRIVE TO VANCOUVER
INTERNATIONAL AIRPORT (5.9KM)



14-MINUTE DRIVE TO
VANCOUVER-BLAINE HWY (7.3KM)



Population (5km)
159,000



Walk Score
73



Household Income (5km)
\$100,800



Traffic count
21,655



Households (5km)
59,000



Leasing Opportunity

Size	1,523 SF
Unit Number	185
Available	Q2 2024
Ideal Use	QSR, Restaurant, Retail
Additional Rent*	\$14.11 psf
Base Rent	Contact Leasing Manager

*2024 estimates

- Corner unit
- Multiple signage opportunities
- Strong visibility from No. 1 Road
- Located next to the shopping centre entrance
- Electricity & gas are separately metered
- HVAC - separate, 5 Ton capacity

This 1,523 square foot corner unit is located in a family-friendly neighbourhood and is currently built out as a Quick Service Restaurant (QSR). It is conveniently situated at one of the entrances of the centre and faces No. 1 Road, which makes it easily accessible and highly visible to the surrounding population of over 150,000 people.





Jennifer Devlin
Leasing Manager
jennifer.devlin@fcr.ca
604.506.2126