

# Terra Nova Village

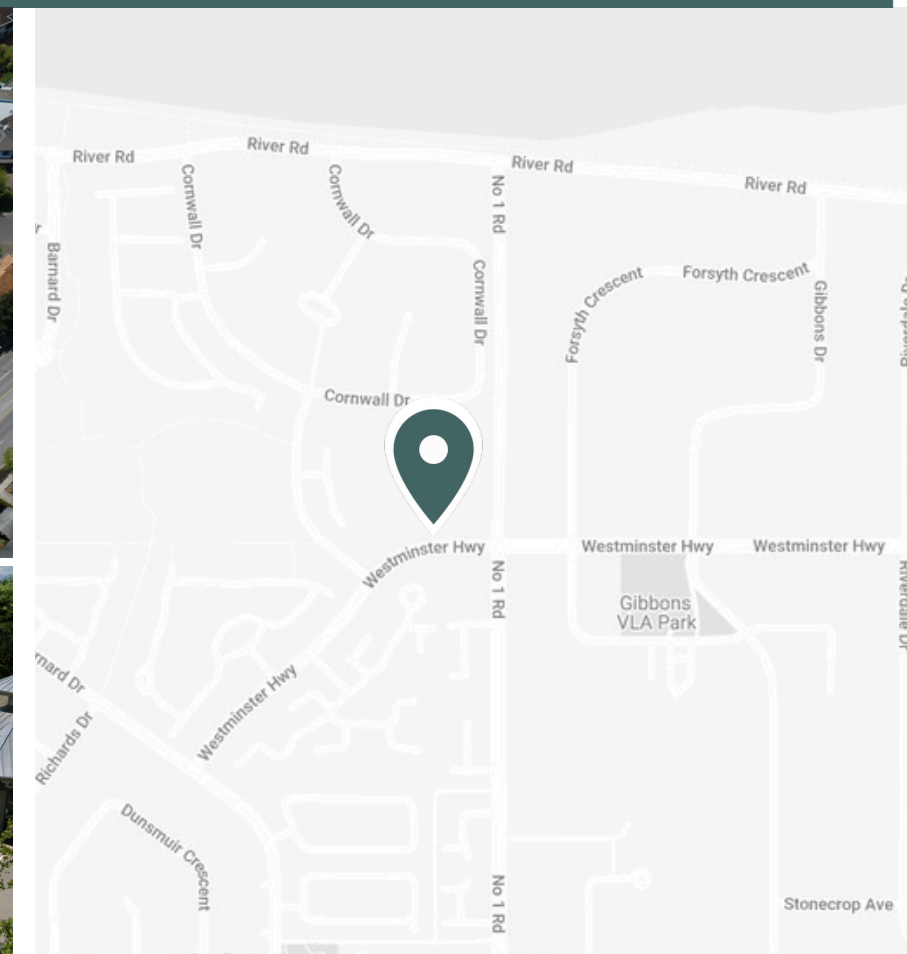
3671 - 3679 Westminster Highway, Richmond, BC





# 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



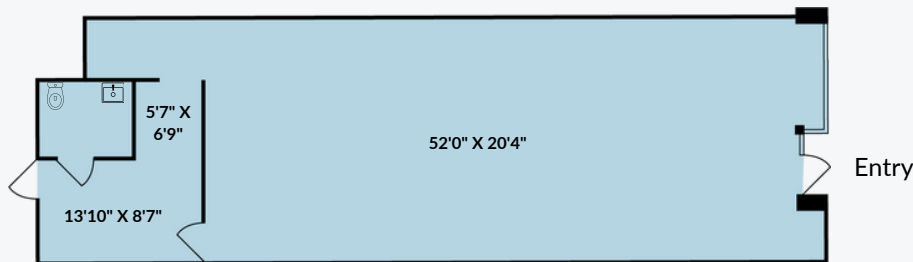
# Leasing Opportunity

<b>Size</b>	1,395 SF
<b>Unit Number</b>	105
<b>Available</b>	Q2 2025
<b>Ideal Use</b>	QSR, Restaurant, Retail
<b>HVAC</b>	Dedicated RTU, 7.5 tons
<b>Power</b>	200A 120/208V, separately metered
<b>Additional Rent*</b>	\$15.61 psf

\*2025 estimates

- Inline unit
- Multiple signage opportunities
- Located next to anchor grocery store entrance

This 1,395 square foot inline unit is located in a family-friendly neighbourhood and is currently built out as a Quick Service Restaurant (QSR). It is conveniently situated near the entrance to Save On Foods, which makes it easily accessible and highly visible to the visiting customers, and the surrounding population of over 150,000 people.







**Matt Gratton**  
Senior Director, Leasing  
[matt.gratton@fcr.ca](mailto:matt.gratton@fcr.ca)  
604-242-9046