

Long-term ground lease opportunity

11480 River Road, Richmond, BC

9.46 acre industrial-zoned development site in North Richmond



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Property information

CIVIC ADDRESSES

11480, 11482 and 11500 River Road,
Richmond, BC

SUBMARKET

Bridgeport / Crestwood

PID

003-578-259

LEGAL DESCRIPTION

Lot 41 Section 24 Block 5 North Range 6 West
New Westminster District Plan 28843

GROSS SITE AREA

9.46 acres (412,077 sf)

PROPERTY TAXES (2025 ESTIMATE)

\$591,355.21

IMPROVEMENTS

The property is currently improved with two industrial buildings with a total leasable area of 216,577 sf. Demolition is to be completed by the Tenant.

LEASES

The current leases expire or could be terminated by December 31, 2026 without rights to renew.

Opportunity

Avison Young is proud to bring to market the opportunity to enter into a long-term development ground lease for 9.46 acres of industrial-zoned land in North Richmond with the Vancouver Fraser Port Authority.

It is the Landlord's intention to secure a Tenant that will redevelop, construct, operate, and manage a large-format logistics and distribution warehouse facility, primarily engaged in the management and distribution of containerized and general cargo that is imported and/or exported directly through terminals operated on land owned or managed by the Authority.

Please refer to the Confidential Information Memorandum (CIM) for more details on the Proposed Use.

Key highlights

-  9.46 acres of industrial-zoned land in one of Metro Vancouver's most desirable submarkets
-  Lease term of 60 years including fixturing period
-  Opportunity to develop up to 200,000 sf of buildable area
-  Excellent site configuration with two points of access/ egress
-  Exceptional North Richmond location, with immediate access to Highways 91 and 99

Offering process

Interested parties are encouraged to review the information provided in the CIM and online data room, which are available upon execution of a Confidentiality Agreement (CA).

Prospective Tenants will be advised of the appropriate timeframe to come forward with a Letter of Intent.





ILLUSTRATIVE SITE PLAN

-  **BUILDING FOOTPRINT**
203,360 sf
-  **MEZZANINE**
8,000 sf
-  **SITE COVERAGE**
49.3%
-  **DOCK-LEVEL LOADING DOORS**
Thirty-six (36)
-  **GRADE-LEVEL LOADING DOORS**
Four (4)
-  **CEILING HEIGHT**
40' clear
-  **FLOOR LOAD**
700 lbs psf
-  **TRAILER PARKING STALLS**
Thirty-six (36)
-  **VEHICLE PARKING STALLS**
One hundred eighty (180)
-  **SITE SERVICING**
Connected to municipal services
-  **PROJECT AND BUILDING PERMITS**
Processed through the Vancouver Fraser Port Authority



Prime North Richmond location

The property is situated just south of River Road, centered between No. 5 Road to the east and Simpson Road to the west, in North Richmond's highly sought-after Bridgeport / Crestwood industrial area. This prime location offers excellent access to nearby amenities with Bridgeport Road just a 12-minute walk from the property, providing a wide array of restaurants, shops, services, and transit options. Direct bus connections to Bridgeport Station on the Canada Line SkyTrain offer rapid transit access to YVR, Downtown Vancouver, and Richmond City Centre.

Major transportation routes including Highway 99, Highway 91, Knight Street Bridge, and Oak Street Bridge are all within a 6-minute drive, providing seamless connections to nearby municipalities including Vancouver, Burnaby, Delta and Surrey. Vancouver International Airport (YVR) is also less than a 10-minute drive away, providing rapid access to air cargo services and international trade connections.

Shopping & services

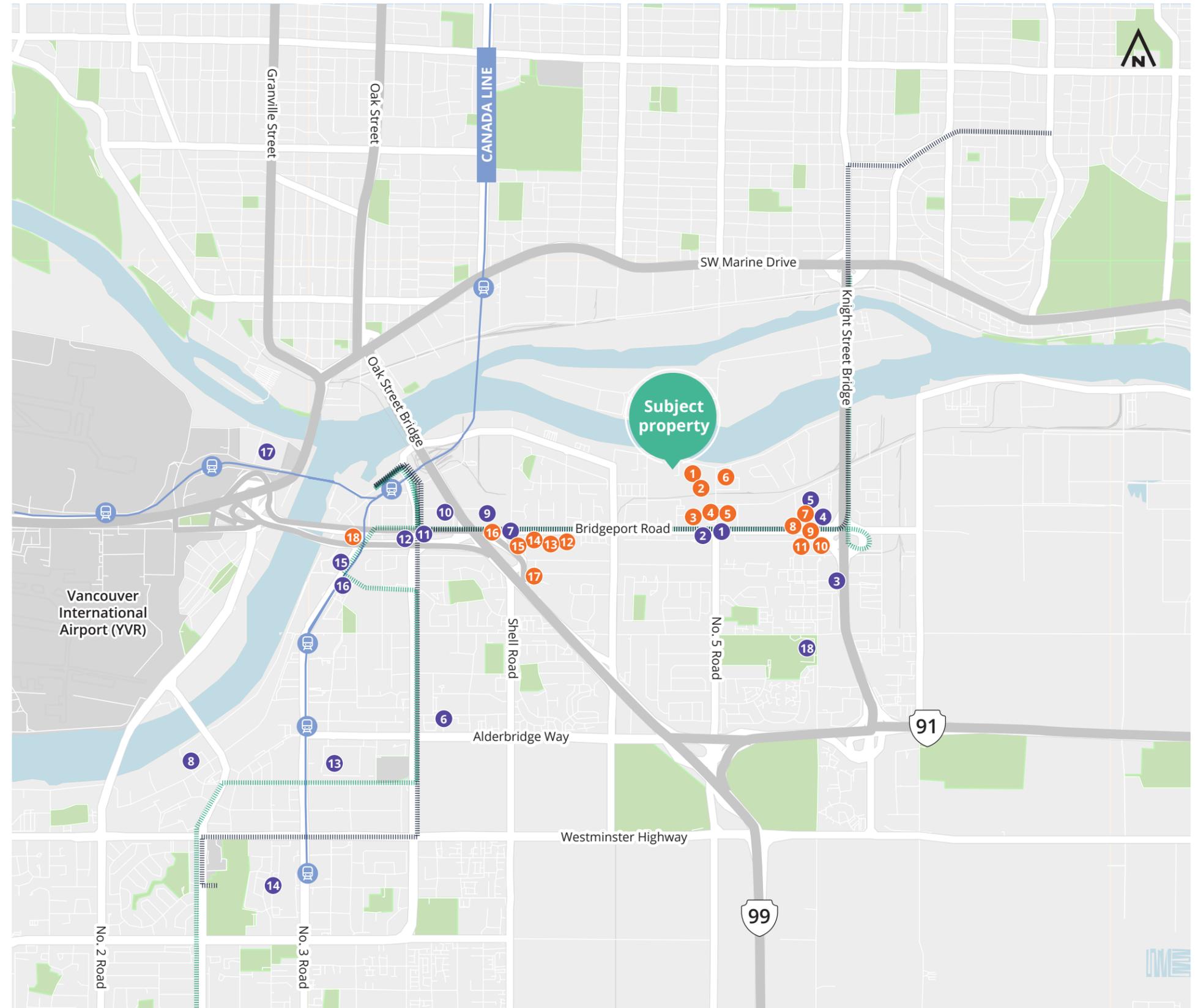
- 1 Chevron
- 2 Scotiabank
- 3 IKEA
- 4 Staples
- 5 The Home Depot
- 6 Walmart
- 7 Sungiven Foods
- 8 Richmond Olympic Oval
- 9 Michaels
- 10 Costco Wholesale
- 11 Esso
- 12 Foody World
- 13 Landsdowne Centre
- 14 Richmond Centre
- 15 BMO
- 16 Canadian Tire
- 17 McArthurGlen Designer Outlet
- 18 Cambie Community Centre

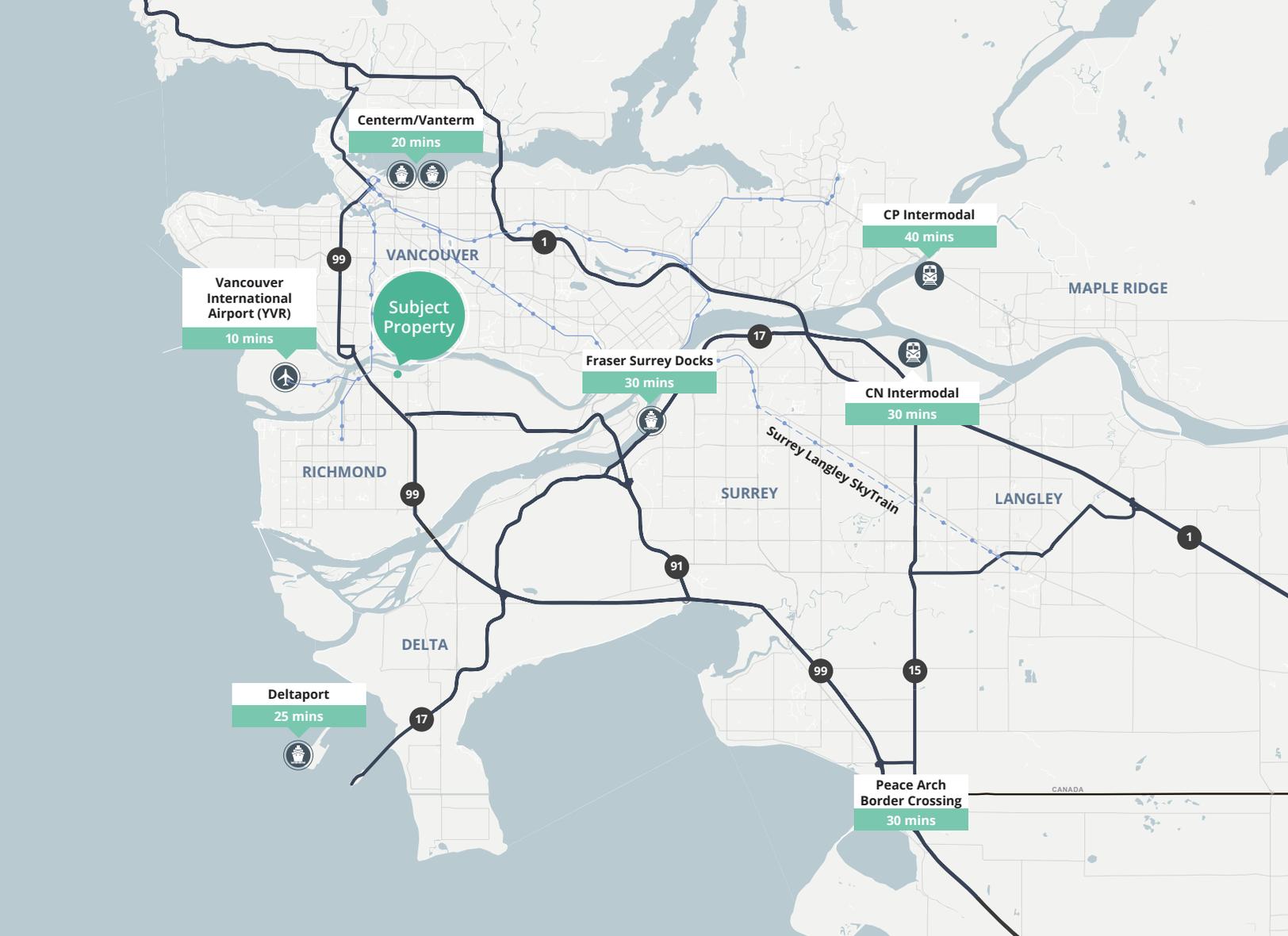
Restaurants

- 1 River Road Café
- 2 Lamajoun
- 3 Tandoori King Kitchen & Bar
- 4 Wendy's
- 5 Triple O's
- 6 Peaceful Restaurant
- 7 Starbucks
- 8 Freshslice Pizza
- 9 McDonald's
- 10 Popeye's Louisiana Kitchen
- 11 White Spot
- 12 Pizza Pizza
- 13 Taco Del Mar
- 14 A&W
- 15 Moxies
- 16 Tim Hortons
- 17 Denny's Restaurant
- 18 Bruno

Nearby bus routes

-  407 - Bridgeport / Gilbert
-  430 - Brighthouse / Metrotown





DRIVE TIMES

Highway 99	5 minutes	Oak Street Bridge	6 minutes	Trans-Canada Highway	16 minutes
Highway 91A	6 minutes	George Massey Tunnel	10 minutes	South Fraser Perimeter Road	16 minutes
Knight Street Bridge	6 minutes	Lougheed Highway	16 minutes	Mary Hill Bypass	24 minutes

Contact for more information

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