

FOR SALE

3960 FRANCIS ROAD, RICHMOND, B.C.

SINGLE-TENANT BANK W/ DRIVE-THRU | RECENT TENANT RENEWAL AND RENOVATIONS

NO 1 ROAD (13,365 VPD)



DRIVE-THRU

DRIVE-THRU EXIT

FRANCIS ROAD (7,279 VPD)

- ✓ RECENT 5-YEAR RENEWAL EFFECTIVE OCTOBER 1, 2024
- ✓ TENANT COMPLETING SIGNIFICANT RENOVATIONS

Marcus & Millichap

OPPORTUNITY

The Vendor has exclusively engaged Marcus & Millichap REIS to market its 100% freehold interest in 3960 Francis Road, Richmond, B.C. (the “Subject Property”). The Subject Property is positioned on a high-exposure corner within a commercial node, surrounded by schools, parks, and a variety of retail services. It is leased on a quadruple-net (NNNN) basis to The Canada Trust Company (“TD Bank”), a strong national corporate covenant.



Positioned on a prominent corner directly across from Safeway anchored Seafair Centre, the Subject Property is positioned in a established commercial node, serving an affluent suburban community.



Quadruple-net (NNNN) lease. The tenant is responsible for all expenses, including structural maintenance, repairs, and replacements, leaving no ongoing obligations for the landlord.



TD Bank is in the process of completing substantial renovations with project completion scheduled for Fall 2025, in addition to its long-term commitment to the Subject Property through its longstanding tenancy since 1980.



Leased to The Canada Trust Company (“TD Bank”), one of Canada’s largest financial institutions, with a market capitalization of ~CAD \$175 billion and assets exceeding CAD \$2 trillion (2025).



SALIENT DETAILS

Address:	3960 Francis Road, Richmond, B.C.
Legal Description:	LOT 350, BLOCK 4N, PLAN NWP47002, SECTION 27, RANGE 7W, NEW WESTMINSTER LAND DISTRICT
PID:	006-174-906
Zoning:	CN - Neighbourhood Commercial
Site Size:	15,263 SF (0.35 Acres)**
Year Built:	Built 1962, redeveloped 1978-80, now undergoing major renovation.
Leasable Area:	4,260 SF
Environmental:	A Phase I Environmental Site Assessment (ESA) was completed in July 2025. Copies of this ESA report are available upon execution of the Confidentiality Agreement ("CA").
Tenant:	THE CANADA TRUST COMPANY ("TD Bank")
Lease Expiration:	September 30, 2029
Renewal Options:	1 x 5 Years*
NOI:	Oct 1, 2024 to Sept 30, 2026: \$233,650 (\$52.50 PSF) Oct 1, 2026 to Sept 30, 2029: \$238,560 (\$56.00 PSF)
Price:	\$5,590,000
Cap Rate:	4.00%



*At Fair Market Rent - Not less than prior basic rent.
**Source: BC Assessment.

3960 FRANCIS ROAD

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TD TENANT HIGHLIGHTS



TD Bank is the 2nd largest Canadian bank by total assets, total deposits, and market capitalization.



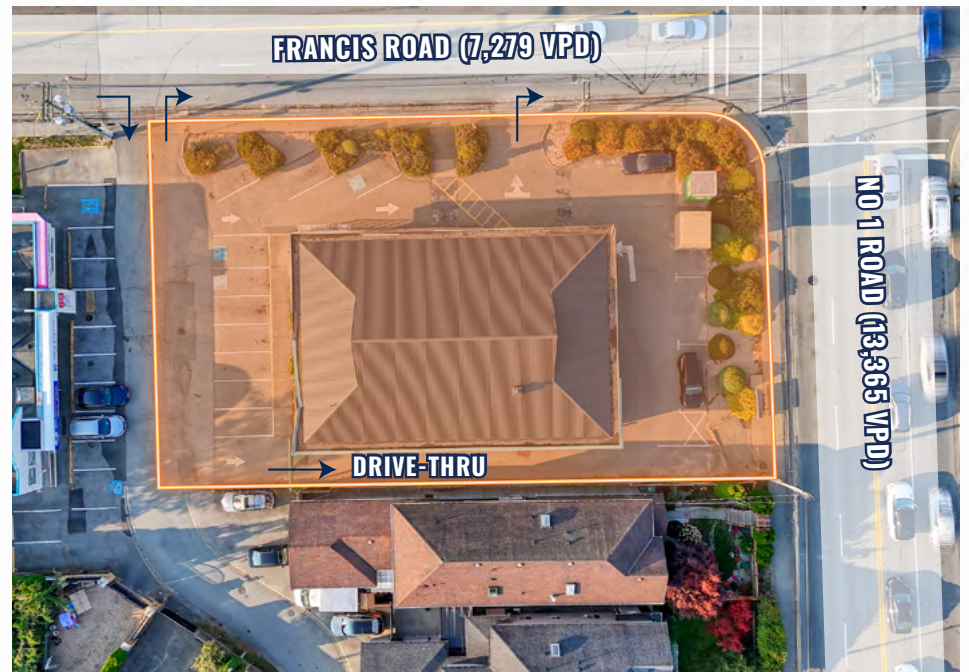
TD Bank has a market capitalization of over CAD \$175 billion.



Over \$2 trillion CAD in total assets and \$530 billion CAD in assets under management (as of Oct. 31, 2024).



More than 2,200 branches serving 27.9 million customers across North America.



LOCATION OVERVIEW



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MarcusMillichap.com

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CONFIDENTIALITY AGREEMENT

NO 1 ROAD (13,365 VPD)

FRANCIS ROAD (7,279 VPD)



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