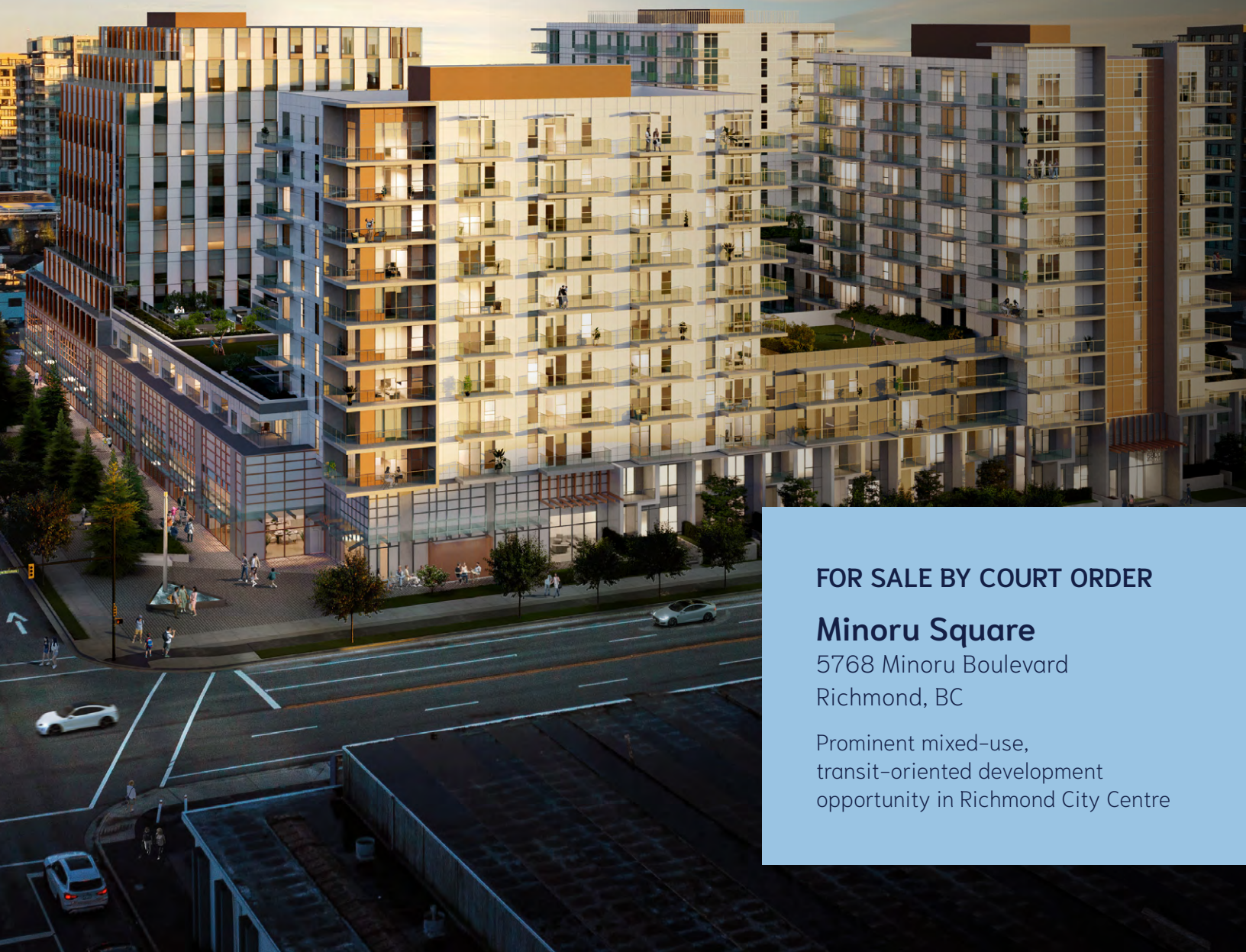


MINORU SQ



FOR SALE BY COURT ORDER

Minoru Square

5768 Minoru Boulevard
Richmond, BC

Prominent mixed-use,
transit-oriented development
opportunity in Richmond City Centre

The OPPORTUNITY

As appointed Sales Agent in the April 2, 2025 court order, Jones Lang LaSalle Real Estate Services Inc. (“JLL”) is pleased to present an opportunity to acquire Minoru Square, a fully rezoned and transformative mixed-use development site in the heart of Richmond, BC. Situated steps from rapid-transit, at the corner of Minoru Boulevard and Lansdowne Road, this 3.2 acre property has the potential to become the latest development addition to the thriving City Centre of Richmond.

Minoru Square occupies a strategic position in Richmond’s primary commercial and retail node, benefiting from excellent connectivity due to its proximity to the Canada Line SkyTrain station and No. 3 Road. The current development plans for Minoru Square are set to deliver over 470,000 square feet of saleable area, encompassing residential condominiums alongside limited office, retail, and affordable rental. The property’s fully rezoned status as well as a complete sales centre with display suites, offer significant time and cost efficiencies.

Based on the recently introduced Transit-Oriented Area legislation (Bill 47) and through amendment of the existing zoning, the project also offers the opportunity to modify its land uses, for example, reducing the amount of office in exchange for residential rental or creating an all-encompassing, primarily purpose-built rental community.

Minoru Square represents a significant investment opportunity in Richmond’s future, offering scale and presence in a thriving urban center. The property is being offered for sale free and clear of all liabilities. Interested parties are encouraged execute the attached Confidentiality Agreement and contact the Sales Agent for more detailed information about this exceptional development opportunity.



Address	5768 Minoru Boulevard, Richmond, BC
PID	031-656-561
Legal Description	Lot 1 Section 5 Block 4 North Range 6 West New Westminster District Plan EPP112775
Site Area (net)	139,552 square feet 3.20 acres
Zoning	ZMU46
Property Taxes (2024)	508,924.80



3.20 ACRES
Site Area (net)



472,680 SF
of Saleable & Rentable Area



429 TO 600+
Residential Units
(condominium and/or rental)

- Prime location adjacent to Lansdowne Canada Line station, with easy access to Richmond’s top amenities: Richmond Centre, Minoru Park, Richmond Oval, and Lansdowne Centre
- Fully rezoned with potential to expedite the Development Permit application process
- Completed on-site sales centre prepared for condominium sales launch
- Expansive mixed-use development featuring over 470,000 square feet of saleable space, encompassing market residential (condominium and rental) alongside minor supply of office and retail
- Potential alternative development options, which include the substitution of the approved office space for market rentals or a full purpose-built rental project

An exceptional location,
steps to Lansdowne
Canada Line station &
Richmond's most sought
after amenities, including
Richmond Centre, Minoru
Park, Richmond Oval, and
Lansdowne Centre



Location
OVERVIEW

LANSDOWNE CENTRE
(OVER 120 STORES PLANNED FOR
FUTURE REDEVELOPMENT)



T Aberdeen

T Lansdowne



MINORU SQ

LANSDOWNE ROAD

NO. 3 ROAD

MINORU BOULEVARD

Vancouver



Project Summary

Minoru Square is set to establish a vibrant, mixed-use community right in the heart of Richmond. The project includes a total of 4 towers over a podium. Upon completion, all 4 towers are expected to comprise primarily residential condominium or rental uses over an office, retail and amenity podium. Minoru Square is slated to deliver a harmonious blend of work, leisure, and recreational activities in the bustling city center. The project will also include 1 level of underground parking with additional parking on above-ground levels 1 and 2.

Project Entitlements

The property has completed the rezoning process, and a Development Permit (DP) was issued on May 9, 2022. Although this permit has since lapsed, there’s an opportunity to fast-track a new DP approval. This expedited process may be possible if the new application is equivalent to the previously approved Development Permit. Alternatively, a further rezoning is possible based on the recently introduces Transit-Oriented Area (TOA) legislation (Bill 47).

Project Summary Statistics

FSR Site Area	161,828 SF
FSR	3.2
Proposed FSR	513,231 SF
Proposed GFA	555,779 SF
Market Condominium	285,645 SF
Office (or Market Rental)	172,224 SF
Affordable Rental	76,335 SF
Retail	21,575 SF
Parking	640 stalls (351 underground)



MINORU

All interested parties are encouraged to execute and return the attached Confidentiality Agreement for access to a comprehensive due diligence data room and pertinent Development information.

Any transaction is subject to Court approval. A bid deadline or a bid not before date will be communicated by JLL to all parties that sign a Confidentiality Agreement.

Sales Agent

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