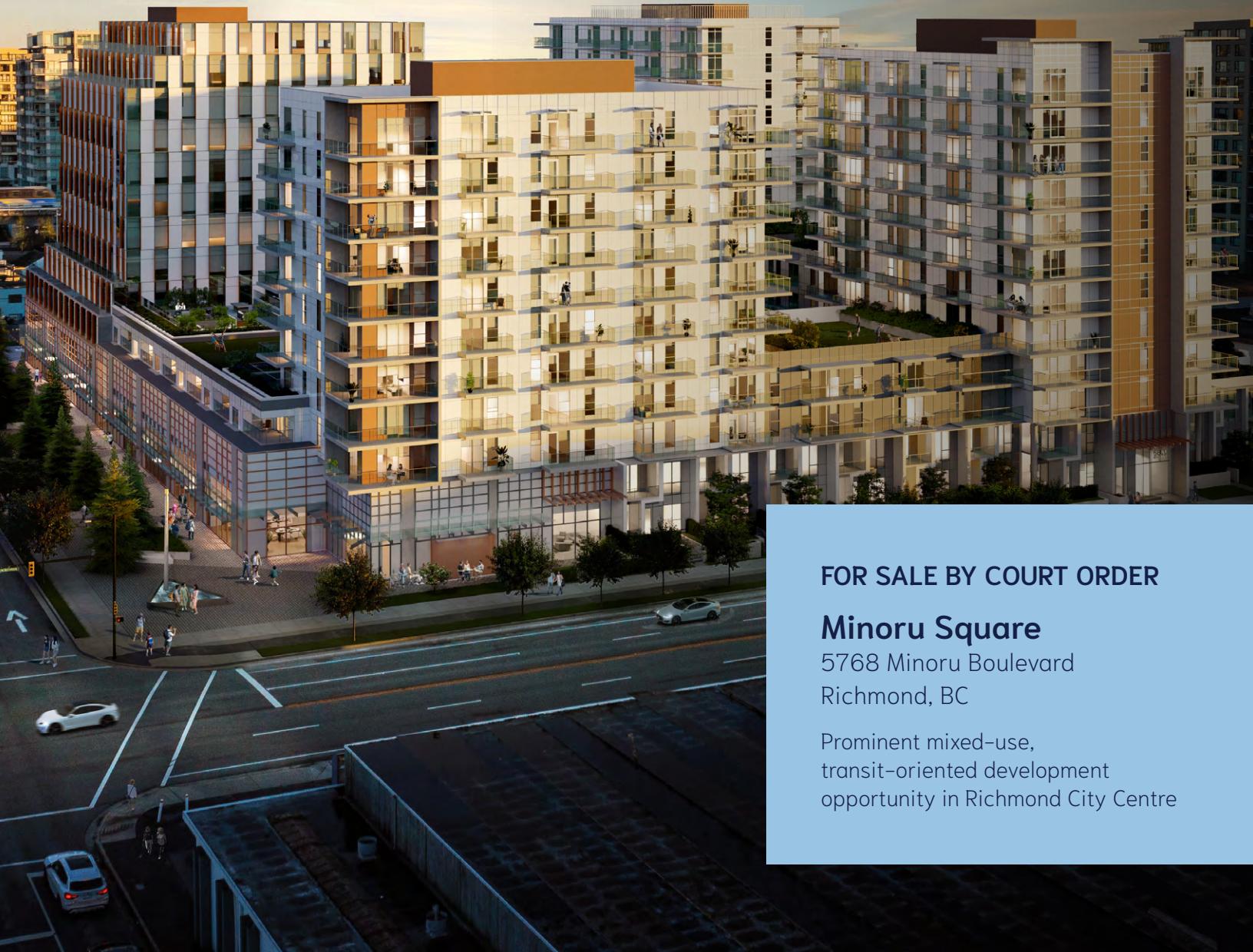


MINORU



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 to 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
- Potential alternative development options, which include the substitution of the approved office space for market rentals or a full purpose-built rental project

Location OVERVIEW

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



Vancouver

T

Aberdeen

REAL CANADIAN
SUPERSTORE



MINORU
SQ

LANSOWNE ROAD

MINORU BOULEVARD

T

T

Lansdowne

NO. 3 ROAD

T&T
Supermarket

BEST
BUY

LANSOWNE CENTRE
(OVER 120 STORES PLANNED FOR
FUTURE REDEVELOPMENT)

HOMESENSE

SleepCountry

earls
KITCHEN + BAR

JYSK

ToysRus

WINNERS

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 introduced 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

Edgar Buksevics

Executive Vice President
T. +1 604 998 6021
M. +1 604 928 4689
edgar.buksevics@jll.com

Kevin Meikle

Executive Vice President
T. +1 604 267 2455
M. +1 604 805 8787
kevin.meikle@jll.com

Although information contained herein has been obtained from sources deemed reliable, the owner, Jones Lang LaSalle Real Estate Services, Inc. ("JLL Canada"), and/or their representatives, brokers or agents make no guarantees as to the accuracy of the information contained herein, and offer the property/portfolio without express or implied warranties of any kind. The property/portfolio may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. © 2024 JLL Canada. All rights reserved.

* Kevin Meikle is licensed with K.H.M. Realty Ltd. and has a contractual relationship with Jones Lang LaSalle Real Estate Services, Inc.

