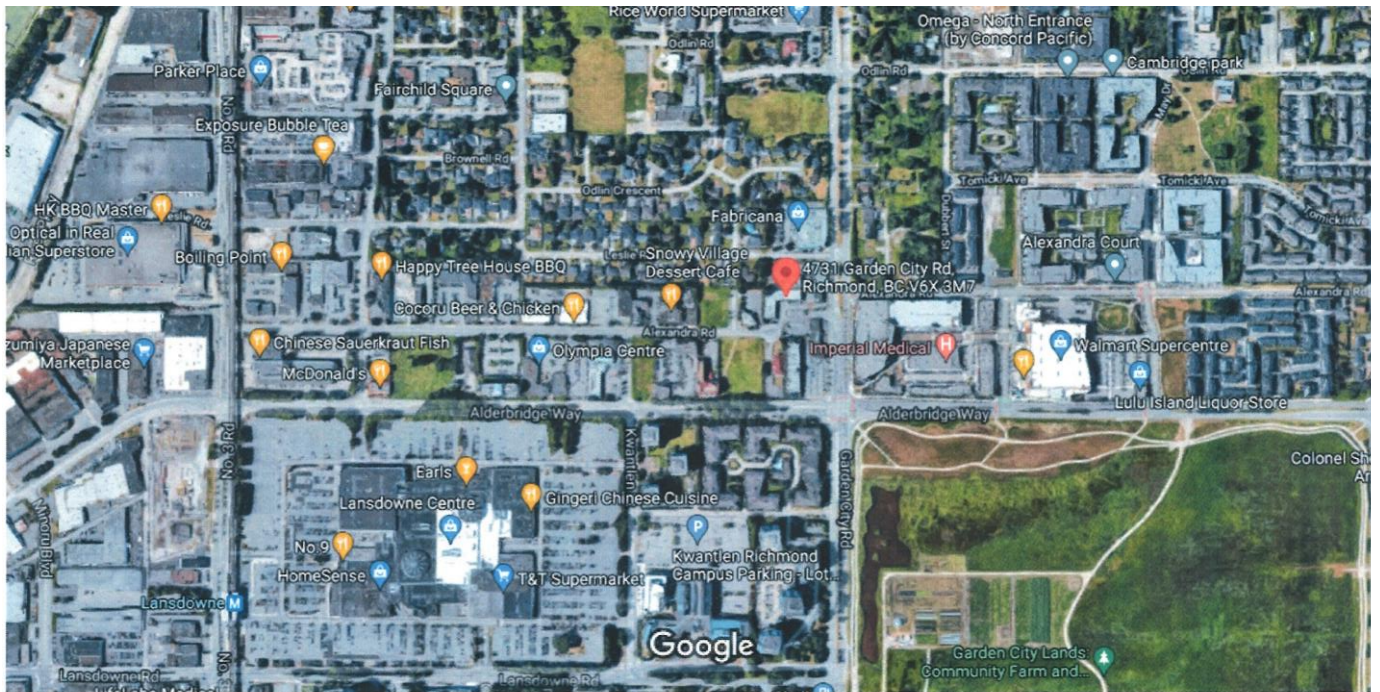


# 4731 Garden City Road, Richmond, BC For Lease



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## Garden City Plaza

- Perched on Richmond city centre surrounded by tens of thousands of households
- Located at the busiest intersection of Garden City Rd & Alderbridge Way, more than 88,000 vehicle counts per day
- Also intersects with Alexandra Road, a street lined with gourmet restaurants, which brings lots of foot traffic
- 4,860sqft rectangular unit available immediately



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## Unit 130

### Premises

Unit 130 sits right next to Master Chef's *Daango Cake Lab*.

4731 Garden City Road, Richmond offers generous retail/office space store front, with excellent exposure and visibility. Walmart, Marshalls, T&T Supermarket, Kwantlen Polytechnic University, Lansdowne Centre, gourmet street Alexandra Road, Lansdowne skytrain station are nearby.



### Salient Facts

#### Available units

**Unit 130:** 4,860sqft

**Lease rate:** \$29 per sqft triple net

**Operating cost:** \$21.50 per sqft (2024 estimate)

**Term:** 5 years

**Availability:** Immediate

**Zoning:** CA

**Year Built:** 1989 (Roof 2014)

**Power:** 200amp

**HVAC:** 2 x 6-ton new HVAC equipment (2022)

**Parking:** 162 customer parking stalls in the plaza



### Site Plan

