

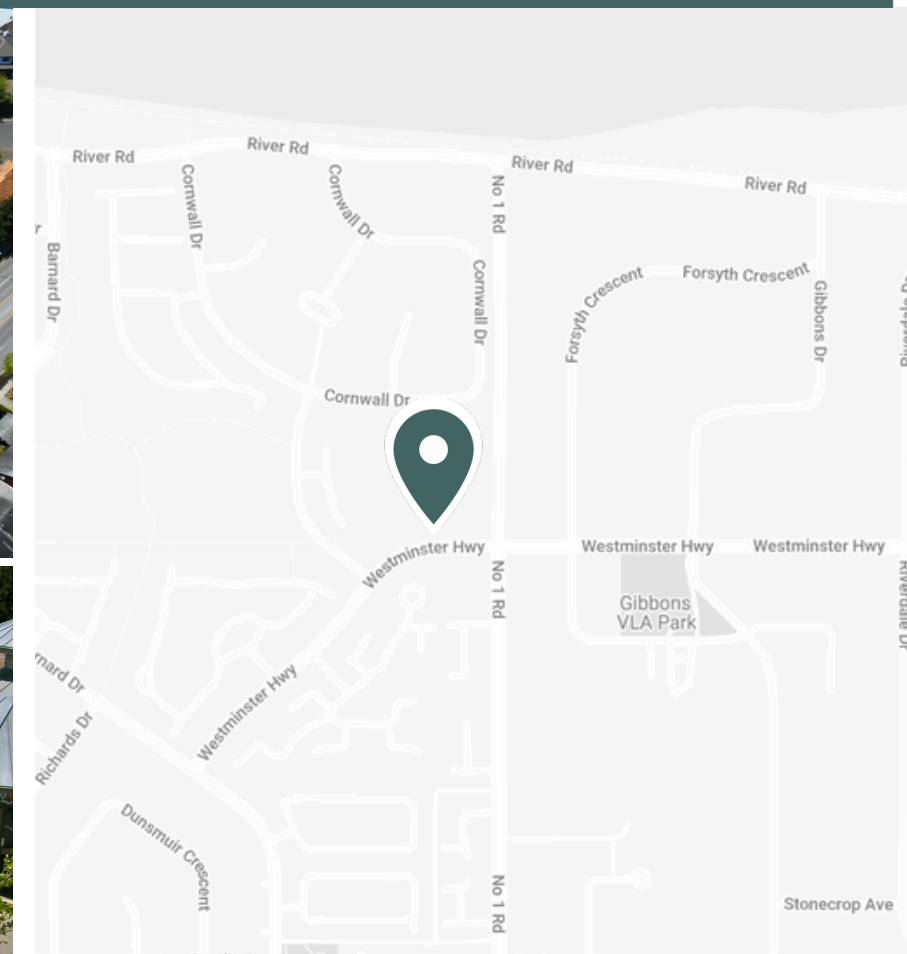
Terra Nova Village

3671 - 3679 Westminster Highway, Richmond, BC



Conveniently Located

Grocery-anchored and filled with several key national and local tenants, Terra Nova Village is an open-air centre that offers excellent exposure to No. 1 Road and Westminster Highway. This neighbourhood retail hub features a West Coast Contemporary design and is uniquely built with wood and timber construction. Terra Nova Village is ideally located in the beautiful city of Richmond – which borders the Fraser River – and is surrounded by a very affluent neighbourhood that has strong ties to the Asian community.



Neighbourhood Features



4-MINUTE DRIVE TERRA NOVA
RURAL PARK (1.8KM)



9-MINUTE DRIVE TO VANCOUVER
INTERNATIONAL AIRPORT (5.9KM)



14-MINUTE DRIVE TO
VANCOUVER-BLAINE HWY (7.3KM)



Population (5km)
159,000



Walk Score
73



Household Income (5km)
\$100,800



Traffic count
21,655



Households (5km)
59,000



Site Plan

Unit	Size
A	4,165 SF



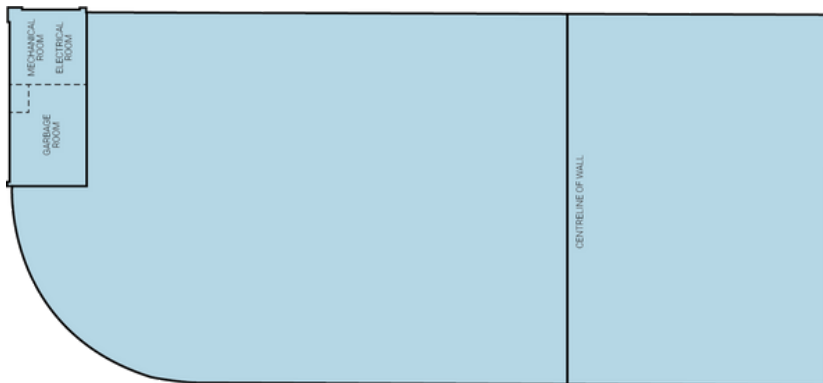
Leasing Opportunities

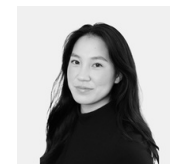
Size	4,165 SF
Availability	Q3 2026
Ideal Use	Fitness, Medical, Bank, Telecommunications
Additional Rent*	\$18.93 psf

**2026 estimates and rates are subject to change*

Notes

- Opportunity to demise
- Corner unit with multiple signage opportunities
- Strong visibility from No. 1 Road
- Located next to the shopping centre entrance
- Venting capability





Anne Gwynn
Leasing Manager
anne.gwynn@fcr.ca
[604.242.9045](tel:604.242.9045)