

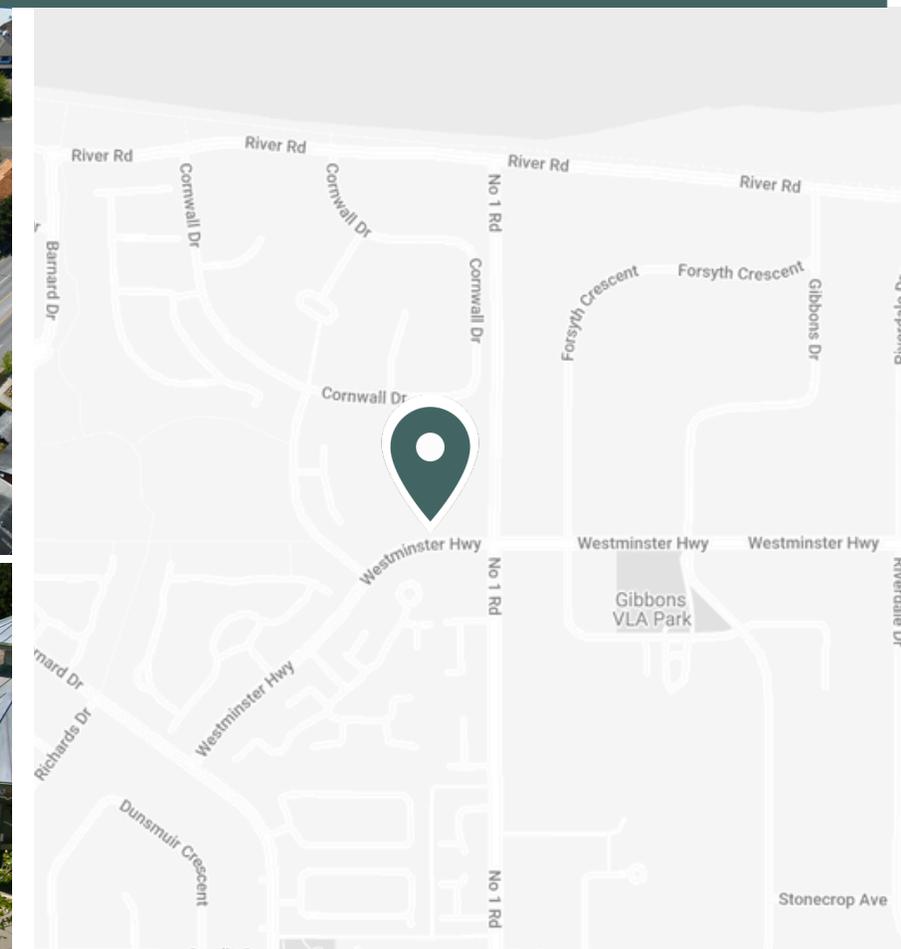
# Terra Nova Village

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



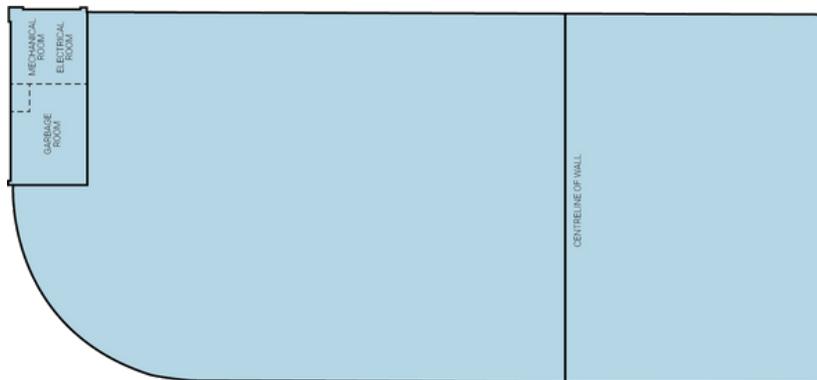
# Leasing Opportunities

<b>Size</b>	4,165 SF
<b>Availability</b>	Q3 2026
<b>Ideal Use</b>	Fitness, Medical, Bank, Telecommunications
<b>Additional Rent*</b>	\$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](mailto:anne.gwynn@fcr.ca)  
[604.242.9045](tel:604.242.9045)