



FOR SALE

RETAIL STRATA SPACE

6628

RIVER

ROAD

DETAILS

CIVIC ADDRESS	Unit #140 - 6628 River Road, Richmond, BC
PID	031-057-381
NEIGHBOURHOOD	Richmond Oval Village
ZONING	RCL3 Residential/Commercial
YEAR BUILT	2020
UNIT SIZE	2,347 sqft.
CEILING HEIGHT	16 ft.
STRATA FEE	\$1,453.85/month
PROPERTY TAX (2023)	\$24,111.00
ASSESSMENT (2024)	\$2,865,000
ASKING PRICE	\$3,168,100



**Total Size
2,347 sqft.**

OPPORTUNITY

Iconic Properties Group is proud to showcase Unit 140 of 6628 River Road in Richmond, BC.

Situated near the bustling intersection of River Road and Hollybridge Way, this high-exposure, 2,347 sqft retail unit boasts 54 ft of window frontage. This property presents an appealing investment opportunity, with its impressive 16-foot ceiling height, HVAC units for year-round comfort, abundant 3-phase power supply, and two sets of double-entry glass doors.

The RCL3 zoning permits a wide array of retail, restaurant, office, medical, and service uses, allowing for an aspiring entrepreneur seeking the perfect storefront, a seasoned investor eyeing a lucrative venture, or a visionary looking to shape the future of Richmond's commercial scene.

SUBJECT PROPERTY

NEARBY AMENITIES

FOOD & DRINK

- 1 Jjang Korean BBQ
- 2 Milkcow Cafe
- 3 Sushi Mura
- 4 Fortune Terrace
- 5 Dinesty Dumpling House

SHOPS & SERVICES

- 1 Richmond Oval
- 2 T&T Supermarket
- 3 RONA
- 4 Fitness World
- 5 Shopper's Drug Mart

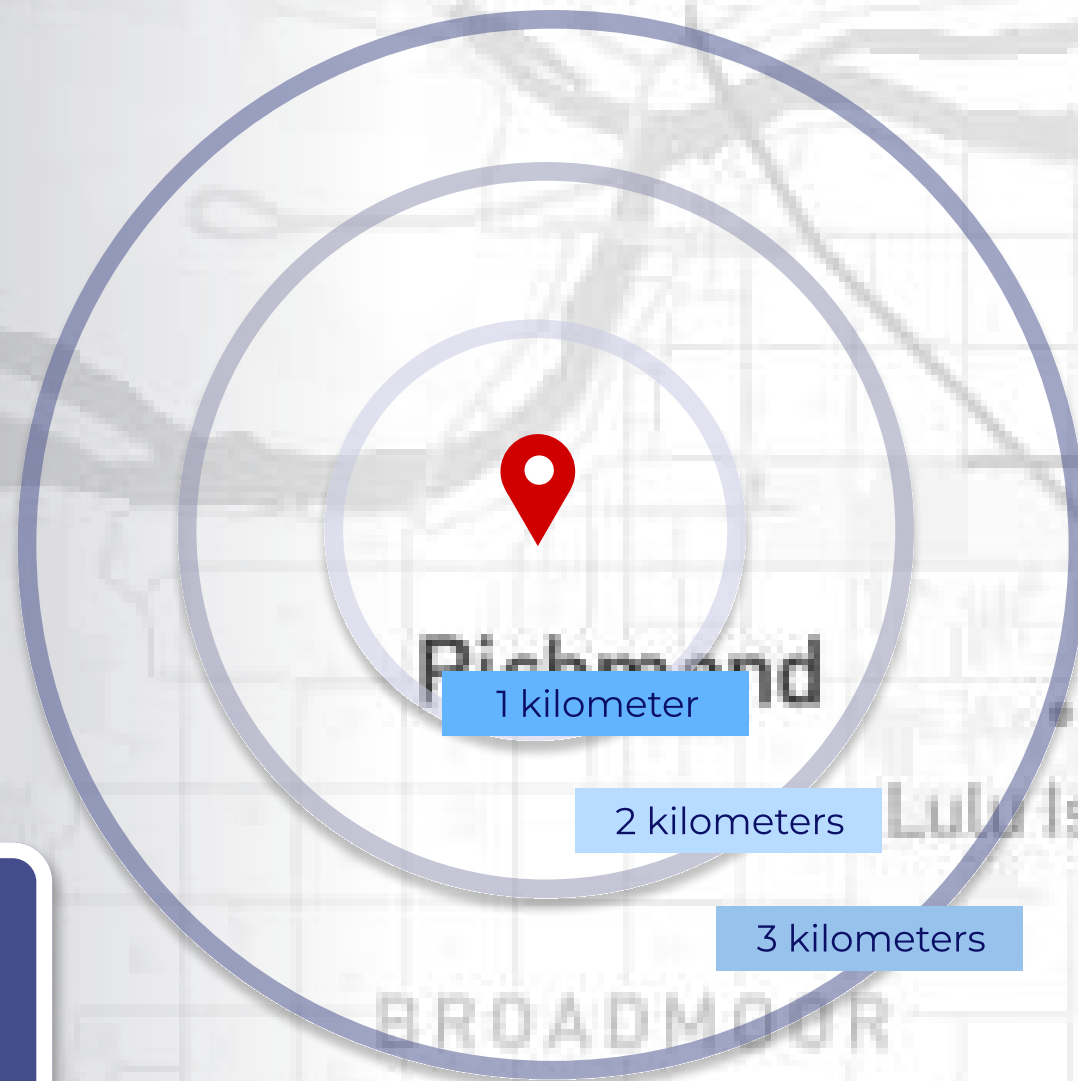
SUBJECT PROPERTY

DEMOGRAPHICS

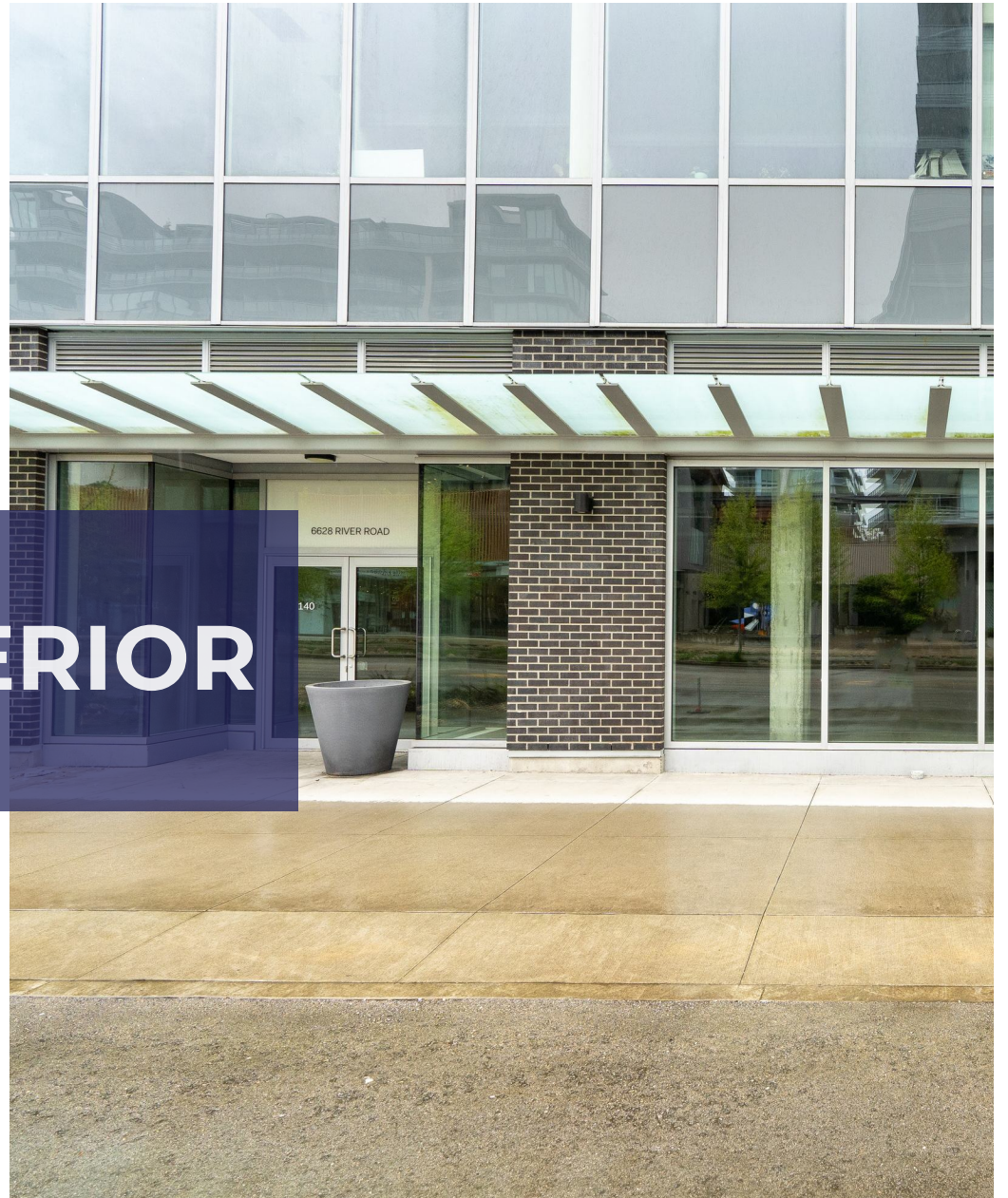
With a population exceeding 230,000, Richmond is a bustling city known for its vibrant community and robust economy, driven by industries such as aviation, technology, manufacturing, and retail.

Situated in Richmond's up-and-coming Brighthouse neighbourhood, the subject property enjoys proximity to major shopping destinations such as CF Richmond Centre, Lansdowne Centre, and the popular McArthurGlen Designer Outlet near Vancouver International Airport. This location strategically positions the property in an advantageous environment for businesses to flourish, facilitating seamless accessibility for suppliers, employees, and clientele alike.

The property's flexible RCL3 Residential/Limited Commercial Zoning permits a variety of uses, including child care, housing, animal grooming, home business, hotel, and more.

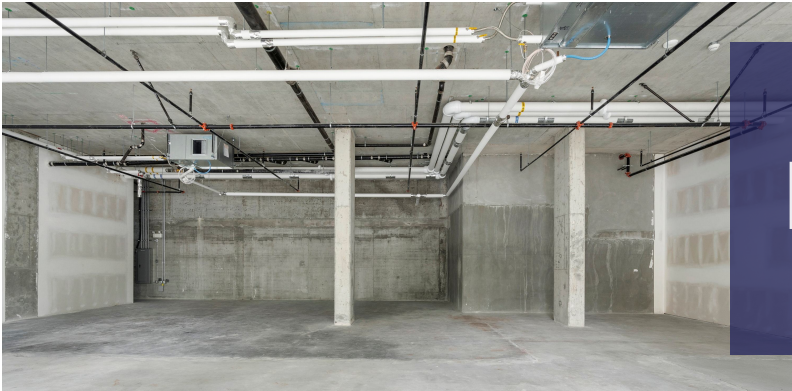


	1 km	2 km	3 km
Population (2024)	13,741	63,147	116,743
Population (2025)	16,292	70,231	128,917
Projected Annual Growth (2024-2025)	18.56%	11.21%	10.43%
Median Age	36.7	40.8	41.6
Average Household Income (2024)	\$77,857.71	\$85,739.28	\$94,298.67
Average Persons Per Household	2	2	3



EXTERIOR





INTERIOR



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