

LANSDOWNE

CENTRE

# LEASING OPPORTUNITIES

20  
26



# • SNAPSHOT:

LANSDOWNE CENTRE  
5300 No 3 Rd. , Richmond - BC

With an excellent mix of retail and restaurant operators, Lansdowne tenants can take advantage of the traffic and visibility that come with its unbeatable location. Lansdowne Centre offers easy access from all major highways, excellent variety in its food court, high-profile and visibility from No. 3 Road.



Average YOY traffic increase

**10.2%**  
(as at Dec 2025)

**50%**  
(over 2019)



Average Sales PSF:

**\$740**

(R12 Nov 2025)



Annual visits:

**7.8M**

(R12 Dec 2025)

# PROPERTY SUMMARY



6

ANCHOR TENANTS  
WITH STRONG DRAW



132  
STORES

TOTAL CRU SALES VOLUME

\$90M

(R12 Nov 2025)



High visibility  
50-acre property in  
the heart of Richmond  
with generous  
customer parking

大統華 T&T  
*Supermarket*

WINNERS

STRUCTUBE

HOMESENSE

**BEST BUY**  **JYSK** 

540,000  
SQUARE  
FOOT  
GLA



2ND

- highest traffic  
draw and market  
share



Onsite Access to  
Via Rapid and  
Public transit

# LOCATION

(Primary Trade Area = 26 minute drive time)

Population PTA\*  
**995,000**

Population within 15KM \*\*  
**1,260,000**

Directly connected  


**+40M**  
RIDERS/YR\*\*

Time to  
  
**11** MINUTES  
BY CAR  
**13** MINUTES  
RAPID TRANSIT\*\*

Time to  
downtown  
Vancouver  
**35** MINUTES  
BY CAR  
**23** MINUTES  
RAPID TRANSIT\*\*

## THE PLACE TO BE

 7,000 new residential units planned  
by 2035 near Lansdowne Centre †

 Lansdowne Centre area is the  
heart of downtown Richmond



# TRADE AREA HIGHLIGHTS

**Vancouver** is the most densely populated city in Canada, with **more than 5,250 people** per square km (4th most densely populated city in North America, after New York City, San Francisco, and Mexico City).



Average net worth in Vancouver market

**\$1.9M**

highest in Canada\*



Annual tourists visit Vancouver #

**11M**

26.4 million passengers travelled through YVR in 2025 ~



World class transit system which connects major population hubs in the Lower Mainland. #



Metro Vancouver Population

**3.1M**

(third largest metropolitan area in Canada)\*



High spending potential

**23%**

PTA residents index above benchmark in the Spending Potential Index †



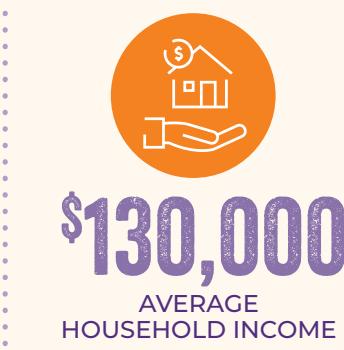
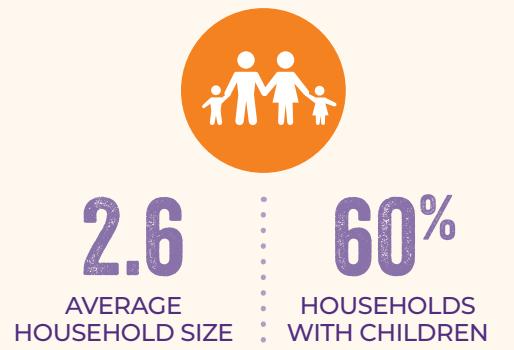
Labour employment rate ††

**94%**

# DEMOGRAPHICS

Drawing in a vibrant tapestry of locals and global guests, Lansdowne Centre represents a melting pot of diverse demographics.

## TRADE AREA<sup>†</sup>



**Culturally diverse:**  
67% visible minority †  
53% speak Chinese at home ‡‡

## OUR CUSTOMERS



**Average visits  
per month:**  
1-4 visits = 57%  
5+ visits = 43%



Contact us

# LANSDOWNE

CENTRE

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