

LANDSDOWNE

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[†]



2.6

AVERAGE
HOUSEHOLD SIZE

60%

HOUSEHOLDS
WITH CHILDREN



42%

UNIVERSITY EDUCATION
AND ABOVE



\$130,000

AVERAGE
HOUSEHOLD INCOME

Culturally diverse:

67% visible minority [†]

53% speak Chinese at home ^{††}

OUR CUSTOMERS^{††}



56%

OF SHOPPERS
ARE FEMALE



78

MINUTES
AVERAGE DWELL TIME



\$71

AVERAGE SPEND
PER VISIT

**Average visits
per month:**

1-4 visits = 57%

5+ visits = 43%

Contact us

LANSDOWNE

CENTRE

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