



# IRONWOOD PLAZA

11666 Steveston Hwy  
Richmond, BC

PROPERTY LEASING BROCHURE



**SITINGS REALTY LTD.**

SITINGS.CA / 604.684.6767

1595 – 650 West Georgia Street, Vancouver, BC V6B 4N8

# PROJECT SUMMARY


Ironwood Plaza is South Richmond's premiere shopping destination located just off of Highway 99 along Steveston Highway (43,000 VPD). The site is surrounded by high-income households with average incomes of over \$142,000 and is strategically located to allow for direct access to a large working population comprised of over 6,700 employees. Additionally, this centre services the neighbouring Riverport Entertainment and Business Park Centre which is home to some of the Lower Mainland's favourite venues and attractions.

- Daytime Population of 100,834 people within a 5km radius including over 6,700 employees working immediately to the South.
- Grocery Anchored Pad opportunities with visibility to the Steveston Highway.
- Direct access off Steveston Highway via controlled intersection, over 43,000 VPD



# DETAILS VIRTUAL TOUR

## Spaces:

 Unit 125: 2,841 SF (Available Immediately)  
Demising Options Available

 Contact Listing Agents for Rates

 Parking: 762 regular stalls + 8 EV stalls

 Additional Rent: \$18.04 PSF (2022 estimates)

## CO-TENANTS



## DEMOGRAPHICS

	1 KM	3 KM	5 KM	RICHMOND
2022 Population	3,532	26,210	107,771	227,812
2027 Population (Estimated)	3,719	28,846	116,224	247,387
2022 Daytime Population	2,149	24,269	100,834	263,559
2022 Average HH Income	\$142,418	\$127,589	\$110,243	\$111,378

## BRANDON SIBAL

Personal Real Estate Corporation  
Sitings Realty Ltd

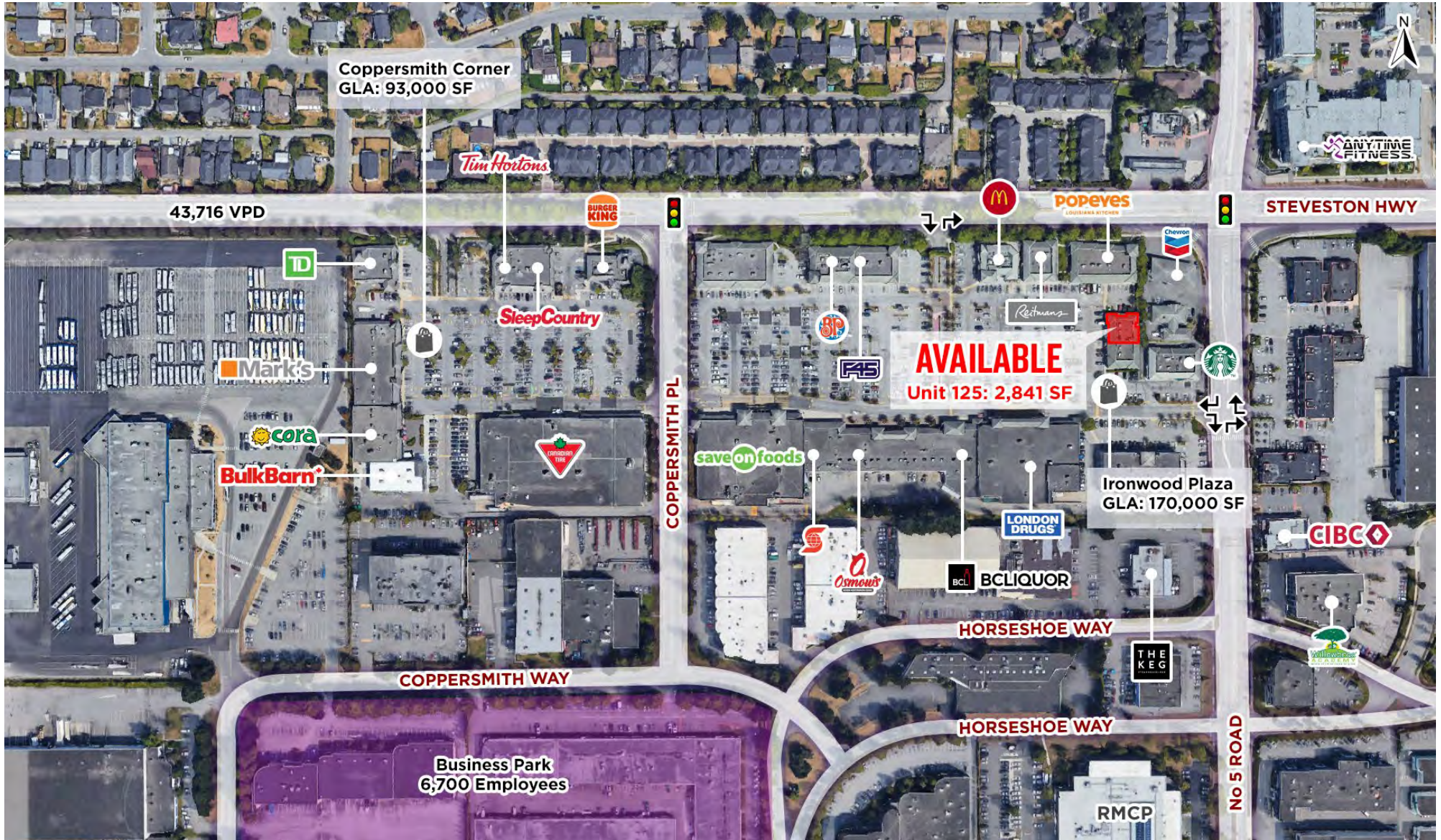
604.628.2582

brandon@sitings.ca

# AERIAL



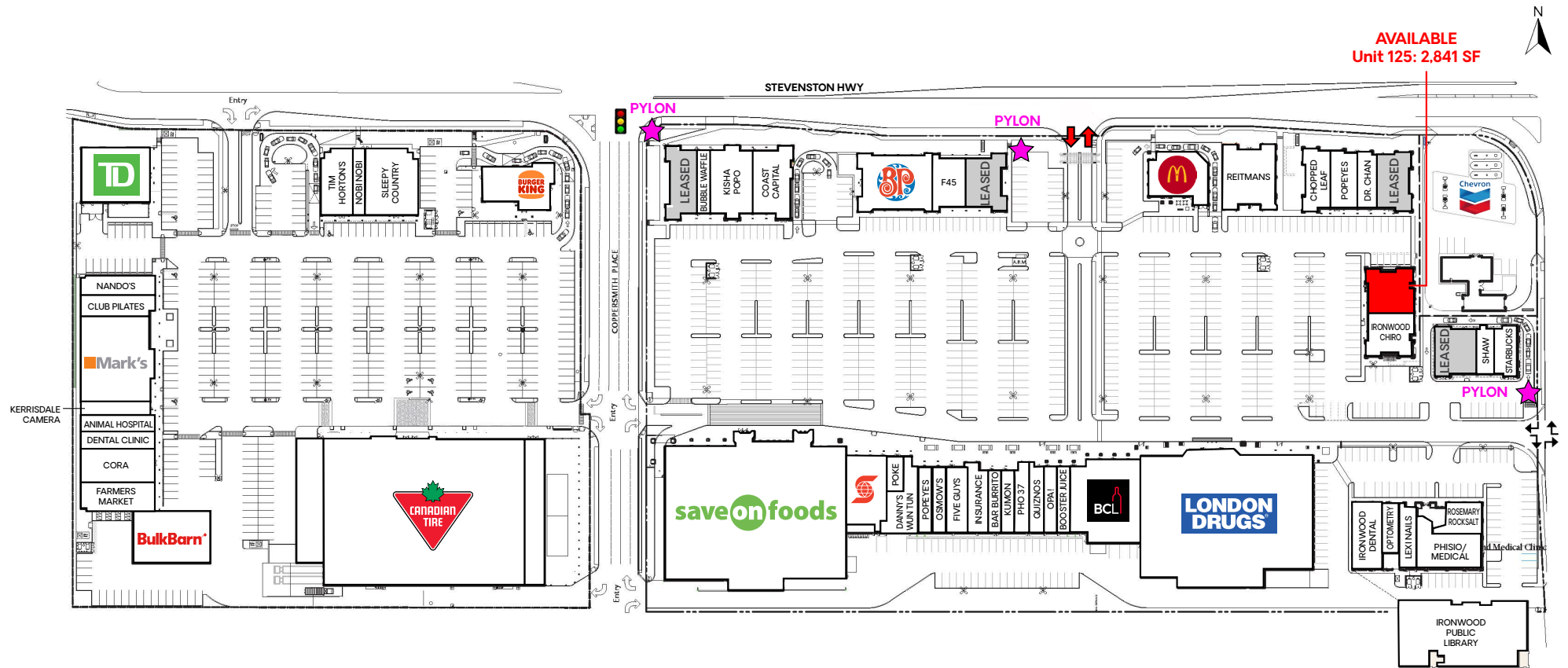
# ZOOMED AERIAL



# SITE PLAN



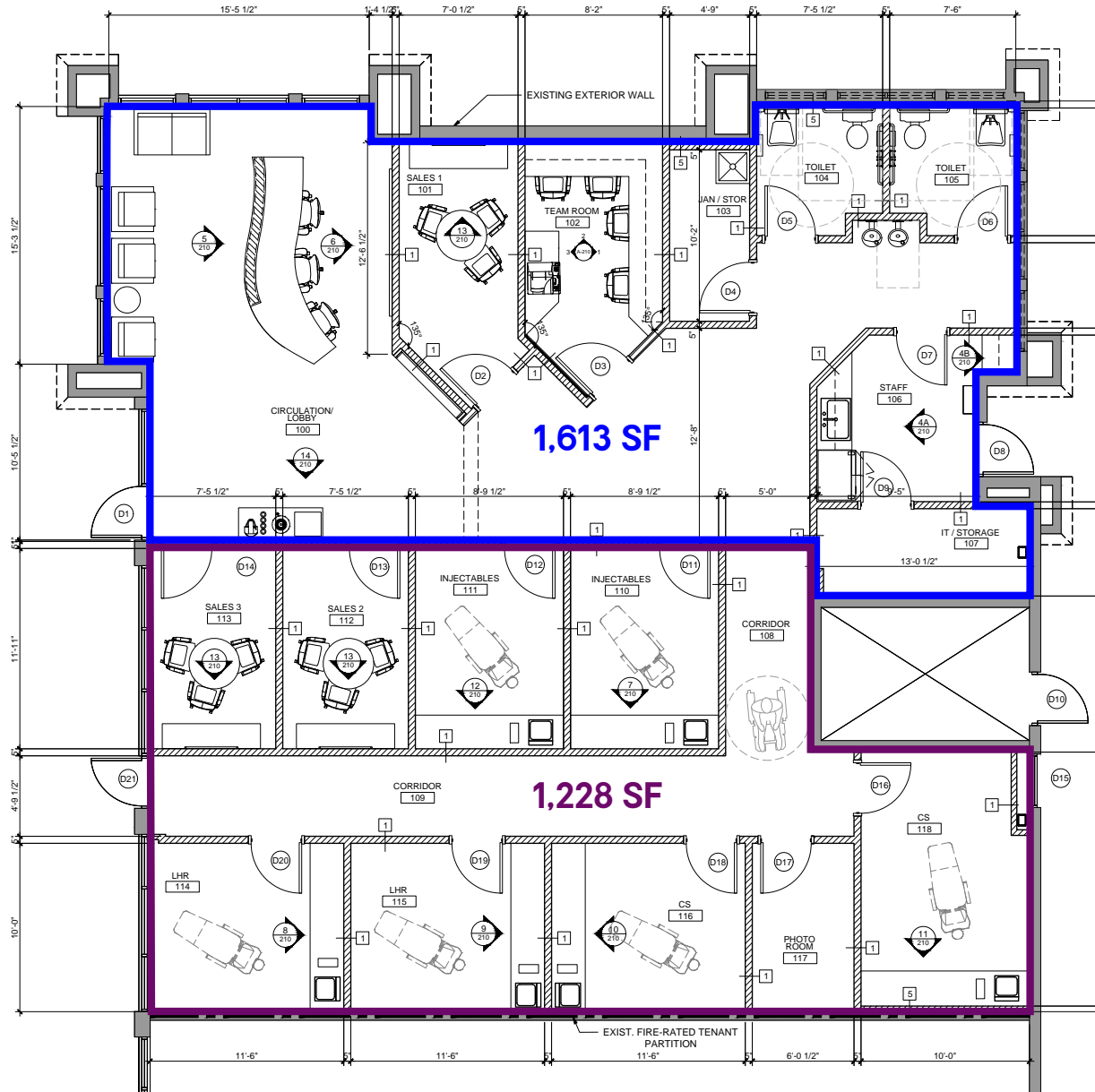
VIRTUAL TOUR



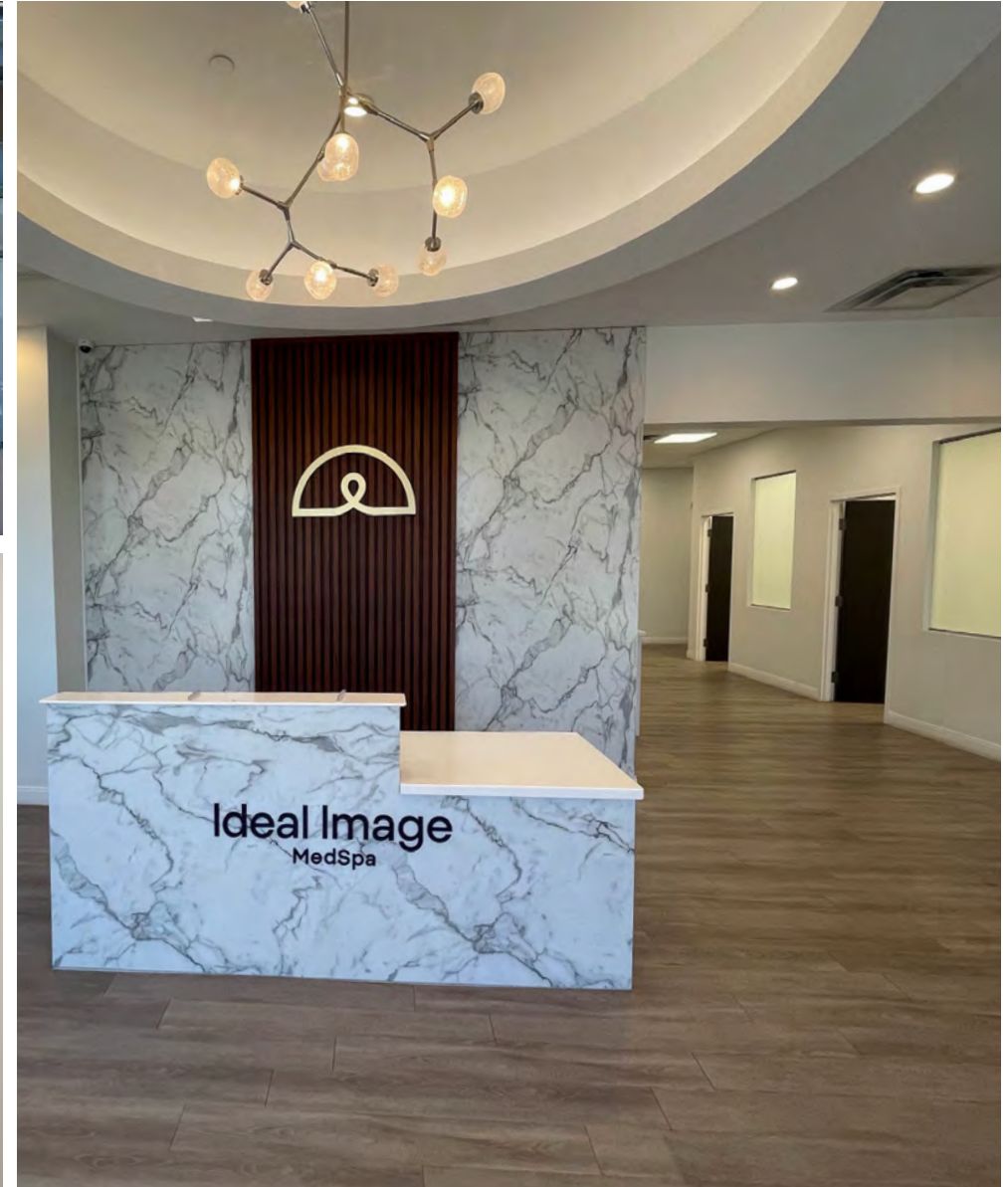
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# UNIT 125 - AS-BUILT PLAN | DEMISING OPTIONS

 VIRTUAL TOUR



# PHOTOS - UNIT 125: 2,841 SF





# PYLON SIGNAGE

STEVESTON HWY WEST PYLON



STEVESTON HWY EAST PYLON



Nº 5 ROAD PYLON

