

IRONWOOD PLAZA

SUMMARY

Located in a high income neighborhood with many strong national tenants, Ironwood Plaza is the dominant shopping centre in South Richmond.

The subject premise has great visibility and access from Steveston Highway. Each day over 52,430 vehicles use the Steveston Highway exit at Highway 99.

Adjacent to the site will be The Gardens, a new masterplanned community which will feature 575 residential condo and townhouse units. Completion is slated for 2014.

DETAILS

- + Steveston Highway: 52,430 VPD
- + CAM & TAX: \$14.00 PSF
- + Sublease expires March 2016 (extension possible)

AVAILABLE SPACE

2,500 SF
RETAIL SPACE

DEMOGRAPHICS

	1 KM	3 KM	5 KM	Trade Area
2014 POPULATION	4,277	27,941	106,437	118,510
2009 POPULATION	4,069	26,141	97,204	113,693
2014 AVG HH INCOME	\$93,931	\$97,199	\$81,673	\$105,756
2009 AVG HH INCOME	\$77,905	\$83,291	\$71,598	\$93,451

11666 Steveston Highway
Richmond, BC

SITINGS
REALTY LTD.

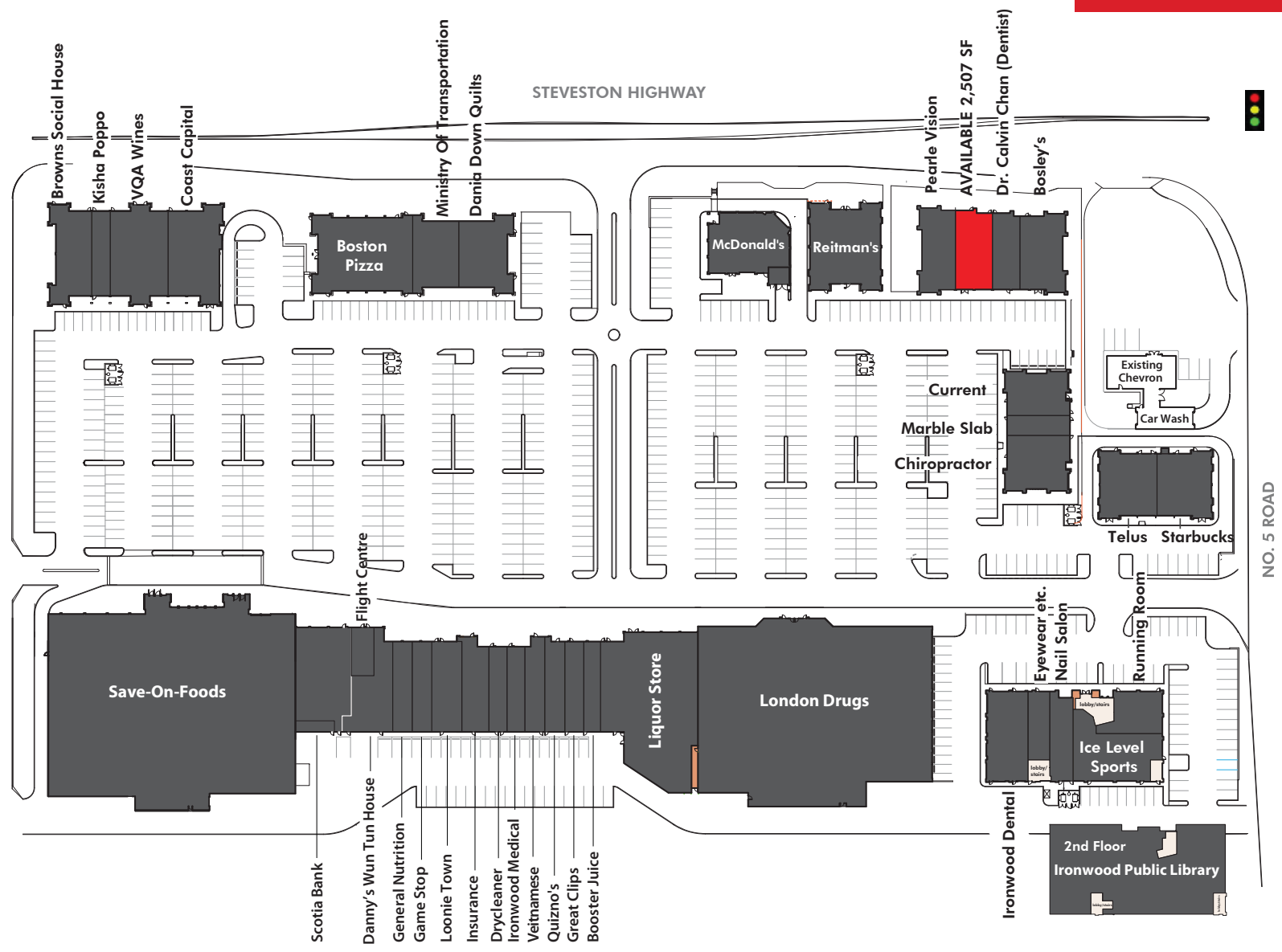


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west bank



SITE PLAN



VANCOUVER • 650 W GEORGIA STREET • SUITE 1595 • VANCOUVER, BC • V6B 4N8
 CALGARY • 1060 7TH STREET SW • SUITE 200 • CALGARY, AB • T2R 0C4

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