

FOR LEASE

RESTAURANT OPPORTUNITY

10331 St Edwards Drive, Richmond, BC

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PROJECT SUMMARY

10331 ST EDWARDS DRIVE
Richmond, BC

This is an opportunity to lease an equipped restaurant located adjacent the Sandman Signature Hotel in Richmond, just minutes from Vancouver International Airport. The project is easily accessible from the Shell Road Interchange and provides excellent exposure to Highway 99.

Other highlights include:

- ✦ Strong drawing retailers including Club 16, BMW, Mini, Denny's, Chop Steakhouse, and McDonald's are nearby
- ✦ Over 180,000 people within a 7-minute drive-time
- ✦ Next to the Airport Executive Business Park and an Accent Inn Hotel
- ✦ Excellent exposure to St. Edwards Drive and Highway 99
- ✦ Freestanding building that is fixtured, furnished and equipped as a restaurant
- ✦ Expansive private patio
- ✦ Ample surface parking
- ✦ Prominent signage



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DETAILS

✦ Size Available: 7,894 SF (approx.)

✦ Basic Rent: Please Contact Listing Agents

✦ Zoning: Auto-Oriented Commercial (CA) permitting a wide range of retail, office, financial and service uses

✦ Additional Rent: Please Contact Listing Agents

✦ Furniture, Fixtures, & Equipment (FF&E): The existing FF&E in the premises can be included in a deal.

✦ Parking: The property provides over 600 surface parking stalls shared with the hotel and other occupiers of the project.

AREA TENANTS



DEMOGRAPHICS

	5 MIN	7 MIN	12 MIN
2024 Household Population	29,963	180,914	476,450
2027 Household Populations Projections	32,116	197,433	508,106
2024 Daytime Population	33,464	209,372	492,479
2024 Average HH Income	\$112,748	\$105,591	\$128,971

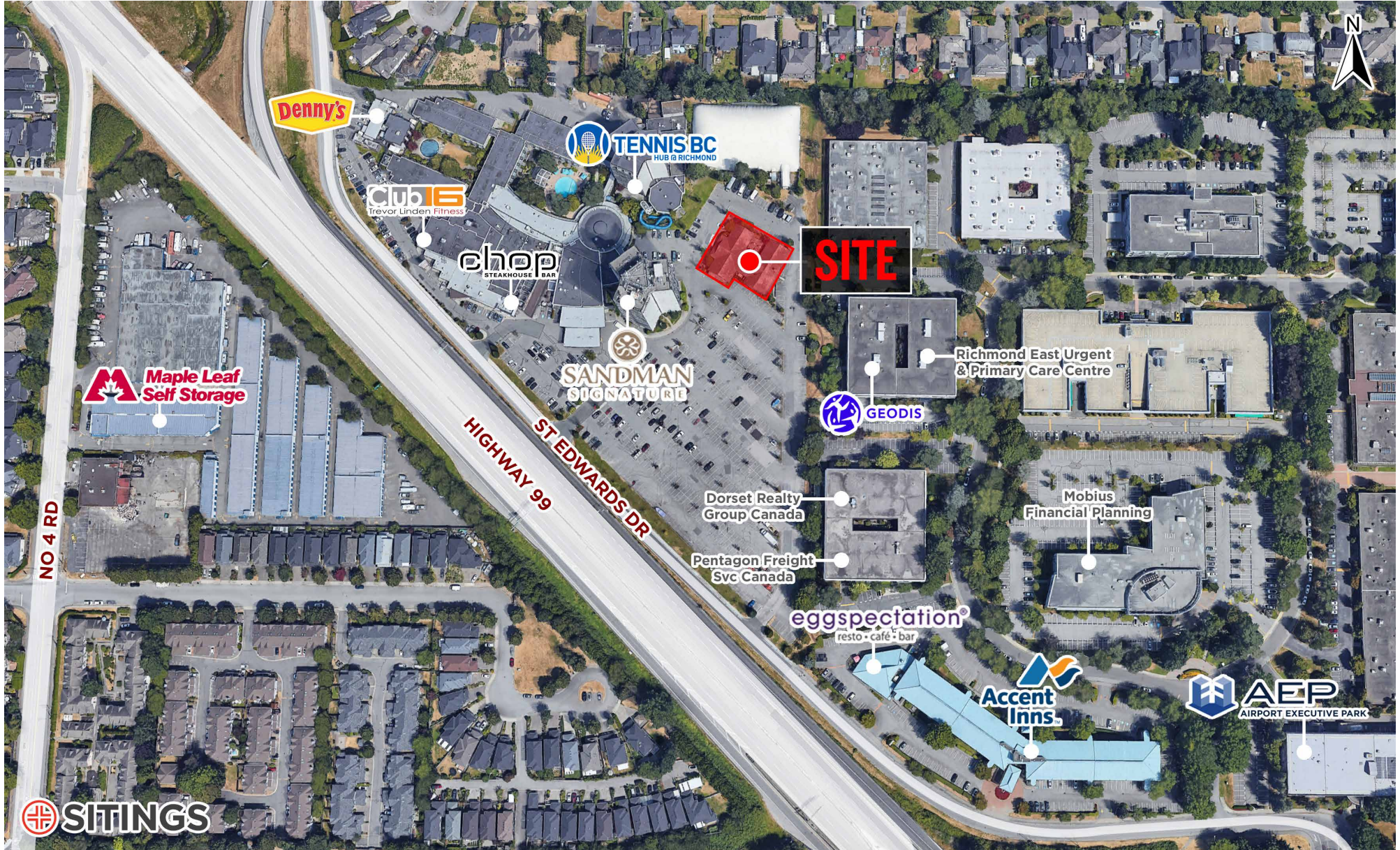
CONTACT

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AERIAL

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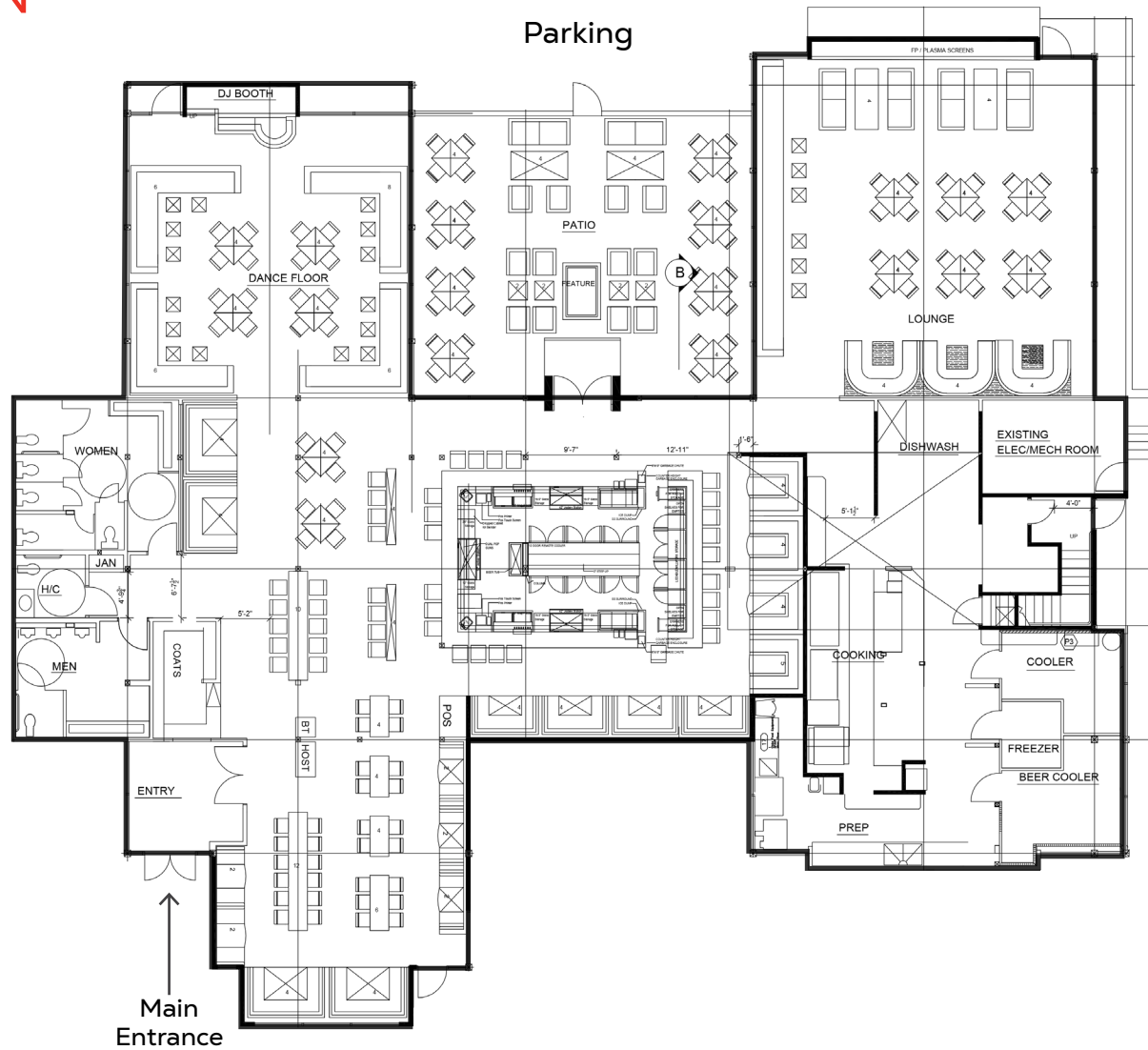
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FLOOR PLAN

Sandman Signature
Hotel



St Edwards Drive

This plan is presented solely for the purpose of identifying the approximate location of the Leased Premises as presently contemplated by the owner/landlord. Building dimensions, access and parking areas, existing tenant locations and identities are approximate and subject to change at the owner's discretion from time to time without notice. The information provided herein should be otherwise verified and is not intended to be relied upon in the form presented.

EXTERIOR PHOTOS



PROJECT 6 TENANTS

