



COPPERSMITH CORNER

11388 Steveston Hwy, Richmond, BC

PROPERTY LEASING BROCHURE

BRANDON SIBAL

Personal Real Estate Corporation
Vice President
Sittings Realty Ltd

604.625.2582

brandon@sittings.ca

SITINGS REALTY LTD.

SITINGS.CA / 604.684.6767

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

PROJECT SUMMARY

Coppersmith Corner is South Richmond's premier shopping destination located just off Highway 99 along Steveston Highway (43,000 VPD). The site is surrounded by high-income households with average incomes of over \$155,000 and is strategically located to allow for direct access to a large working population of over 6,700 employees. The unit available for lease is a stand-alone pad building with a drive-thru, offering excellent visibility and convenience. Additionally, this centre services the neighbouring Riverport Entertainment and Business Park Centre, home to some of the Lower Mainland's favourite venues and attractions.

- Daytime Population of 108,0474 people within a 5km radius including over 6,700 employees working immediately to the South
- Grocery anchored drive thru pad with visibility to Steveston Highway
- Direct access off Steveston Highway via controlled intersection, over 43,000 VPD



DETAILS

✚ <u>Size:</u> Unit 11300: 5,248 SF	✚ <u>Available:</u> June 1, 2026
✚ <u>Rent:</u> Please Contact Listing Agent	✚ <u>Parking:</u> Ample surface stall parking
✚ <u>Additional Rent:</u> \$17.09 PSF estimated (water not included)	

CO-TENANTS



DEMOGRAPHICS

	1 KM	3 KM	5 KM	RICHMOND
2025 Population	1,607	18,785	49,317	244,358
2030 Population (Estimated)	1,612	19,252	50,661	261,694
2025 Daytime Population	2,014	17,368	47,498	287,666
2025 Average HH Income	\$156,952	\$134,994	\$136,473	\$123,195

CONTACT

BRANDON SIBAL

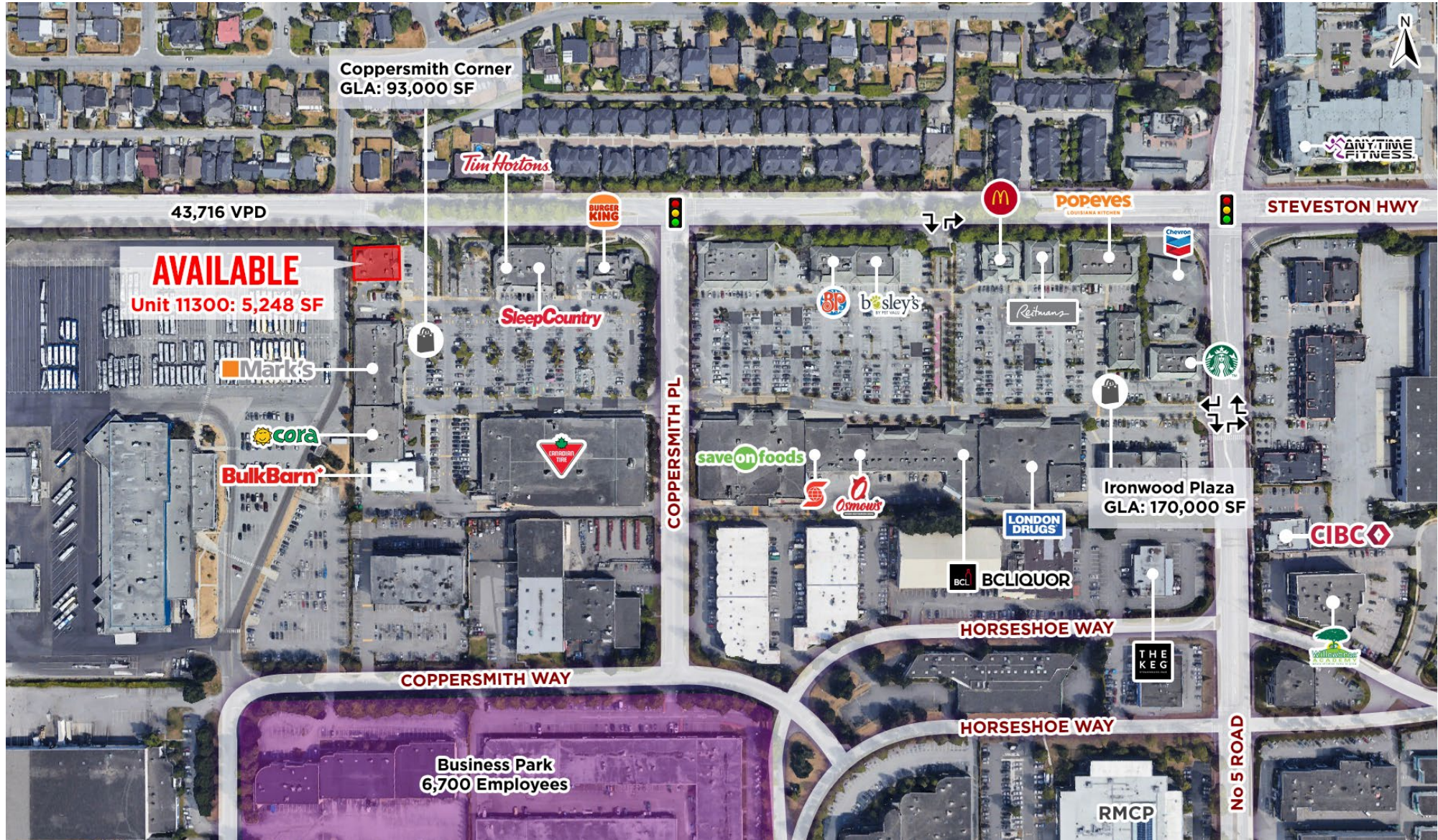
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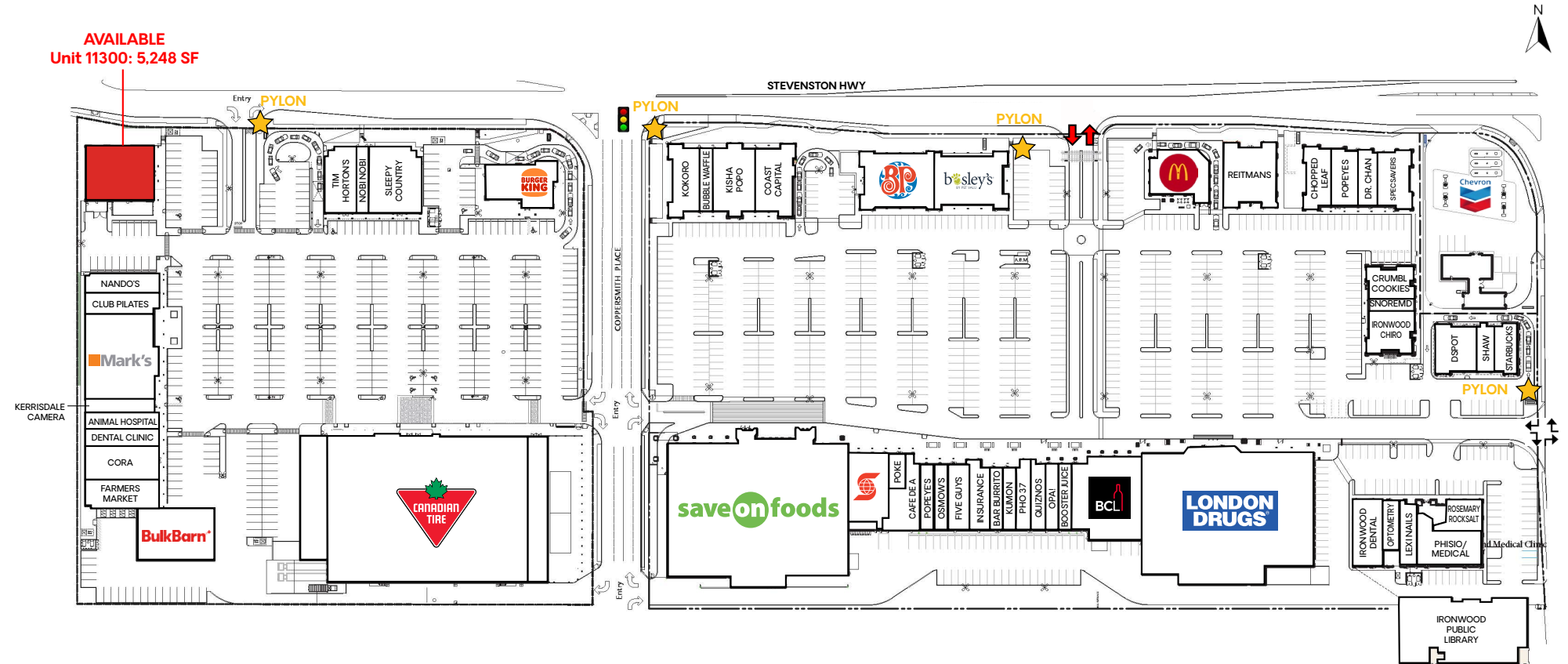
AERIAL



ZOOMED AERIAL



SITE PLAN



PHOTOS - EXTERIOR



PHOTOS - EXTERIOR



PHOTOS - INTERIOR

