

THE
INDUSTRIAL
SPECIALISTS

CBRE

Garden City

Awaits your Vision

FOR SALE

Revolutionize Garden City with this 3.09 acres mixed
industrial and office development site

ADDRESSES | RICHMOND, BC

- + 4331 Garden City Road
- + 8780 Odlin Crescent
- + 8660 Odlin Road
- + 8720 Odlin Road



Introducing Garden City Lands, an expansive property in the heart of Richmond’s rapidly developing City Centre. This 3.09 acres site offers an opportunity to develop a grand flagship industrial and office project in a highly coveted central location.

With prime Garden City Road high-traffic exposure, the property is prominently situated north of the Alderbridge Way and Garden City Road intersection, the second busiest intersection in Richmond. Richmond’s most popular shopping malls, including Aberdeen Centre, Lansdowne Centre, Richmond Centre, and many commercial amenities are just minutes away, while the Walmart SuperCentre is within walking distance. In addition to the already highly convenient transit system, the new Capstan Skytrain Station is set to be operational by 2024. This presents a unique opportunity to acquire a significant foothold in one of Metro Vancouver’s fastest growing city centers, which is driven by high levels of demand and limited supply.

Location

- + Centrally located on Garden City Road, one of the central commercial arterials in Richmond, providing easy access to shopping and dining options such as CF Richmond Centre, Lansdowne Centre, and Aberdeen Centre.
- + Convenient access to Highway 99 and Highway 91 via Alderbridge Way, which connects to surrounding Metro Vancouver cities including Vancouver, Burnaby, New Westminister, Surrey, and Delta.
- + In close proximity to two Canada Line SkyTrain rapid transit stations: Lansdowne and Aberdeen, with the new Capstan Station being built between Bridgeport and Aberdeen stations and operational in 2024.
- + Situated 10 minutes from YVR Airport, the second busiest airport by passenger volume in Canada and voted the best airport in North America for the past seven consecutive years.
- + Close to City Centre Community Centre and Thompson Community Centre which offer a variety of recreational activities, including fitness classes, swimming, and sports. Nearby is Minoru Park, an 80 acre park that offers a variety of outdoor activities, including sports fields, walking trails, and gardens, and the brand-new Aquatic Centre is located in Minoru Park.



Development Opportunity

- SITE SIZE**
3.09 acres or 134,691 sq.ft.
- CURRENT ZONING**
RS1 / E
- OCP DESIGNATION**
Mixed Use, General Urban T4
Industrial Land Reserve
- OCP DENSITY**
1.2x FSR, Potential additional density
- POTENTIAL BUILDABLE AREA**
161,629 sq.ft.
- PRICE**
Contact Agents

Strong Market Fundamentals

- RICHMOND POPULATION (2022)**
227,812
- POPULATION OF RICHMOND (2027 PROJECTED)**
247,387
- AVERAGE HOUSEHOLD INCOME (2022)**
\$111,378
- AVERAGE HOUSEHOLD INCOME (2027 PROJECTED)**
\$130,973



Nearby Amenities

In the heart of Richmond, where Garden City Road and Odlin Road intersect, you'll find a harmonious blend of urban conveniences. Explore retail options at Richmond Centre and Aberdeen Centre, enjoy diverse dining experiences, and take leisurely strolls in the green expanse of Garden City Park. Easy access to public transportation, including the Canada Line SkyTrain, ensures seamless connectivity. This location offers a balanced mix of retail, culinary diversity, natural beauty, and accessibility.



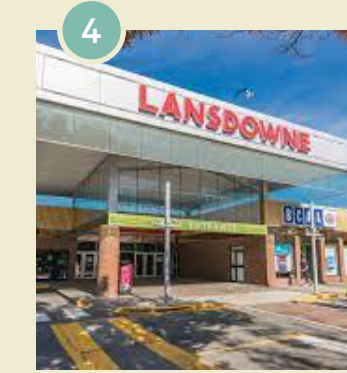
1 CENTRAL AT GARDEN CITY & WALMART



2 MARINE GATEWAY



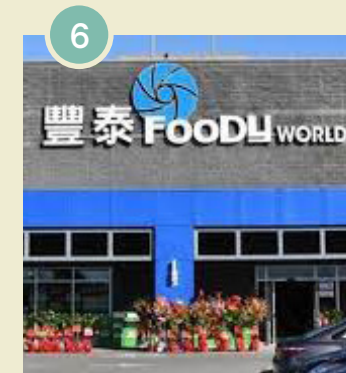
3 RICHMOND CENTRE



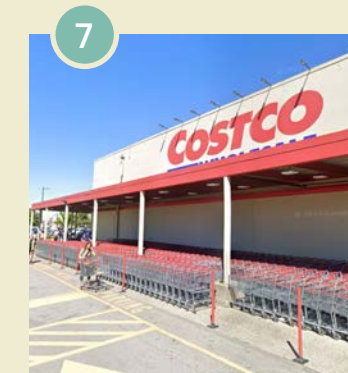
4 LANSDOWNE CENTRE



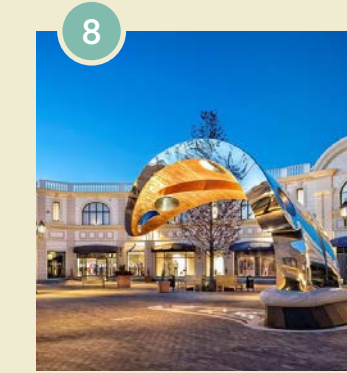
5 ABERDEEN CENTRE



6 FOODY WORLD



7 COSTCO WHOLESALE



8 MCARTHURGLEN DESIGNER OUTLET MALL



615+
RETAIL



75+
CAFE



420+
RESTAURANTS



20+
BAR/PUB



20+
GYM & FITNESS

WITHIN 3.5 KM RADIUS



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