



ONE PARK

# Retail for Lease

Richmond Town Centre



GRAND LONG

CBRE



# The Opportunity

Add character to Downtown Richmond’s bustling neighbourhood. One Park’s grocer, restaurant, and retail units are poised to become pillar destinations for residents and visitors. This unique urban complex is surrounded by boutique and big-box retail storefronts and diverse residential homes, including One Park’s three residential towers.

Address	8119 Park Road, Richmond
Total Retail Area	21,406 SF (CRU) 10,439 SF (Grocery) 9,811 SF (2 <sup>nd</sup> Floor Restaurant) 41,656 SF (Total)
Zoning*	ZMU39
Retail Parking	160 Stalls
Delivery Date	Q3 2023

\* Zoning permits Retail General, Child Care, Education, Entertainment, Liquor Primary, Neighbourhood Public House, Restaurant, Service Financial, Personal Services, amongst others)



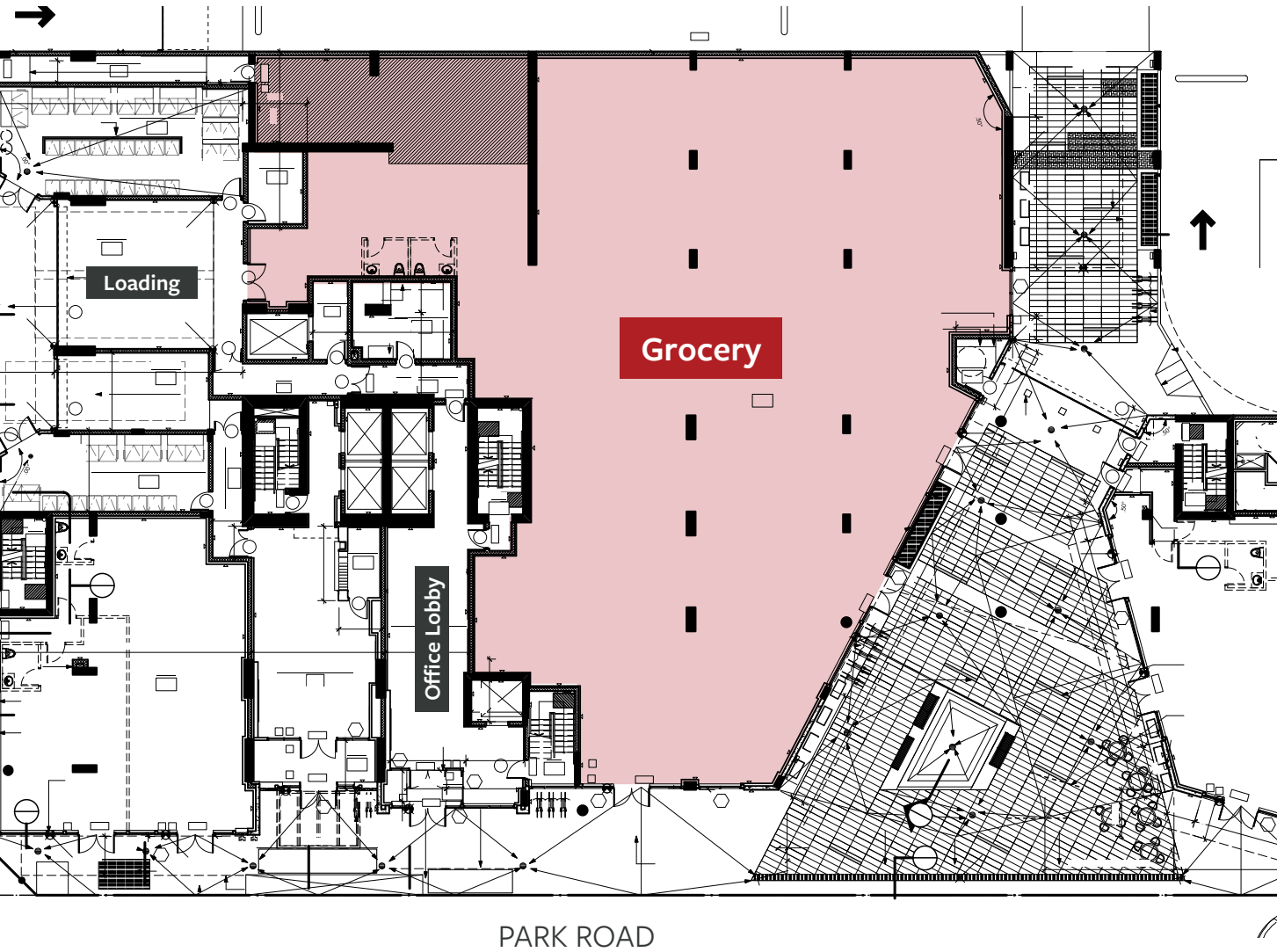
Retail on Park Road



Retail on Buswell



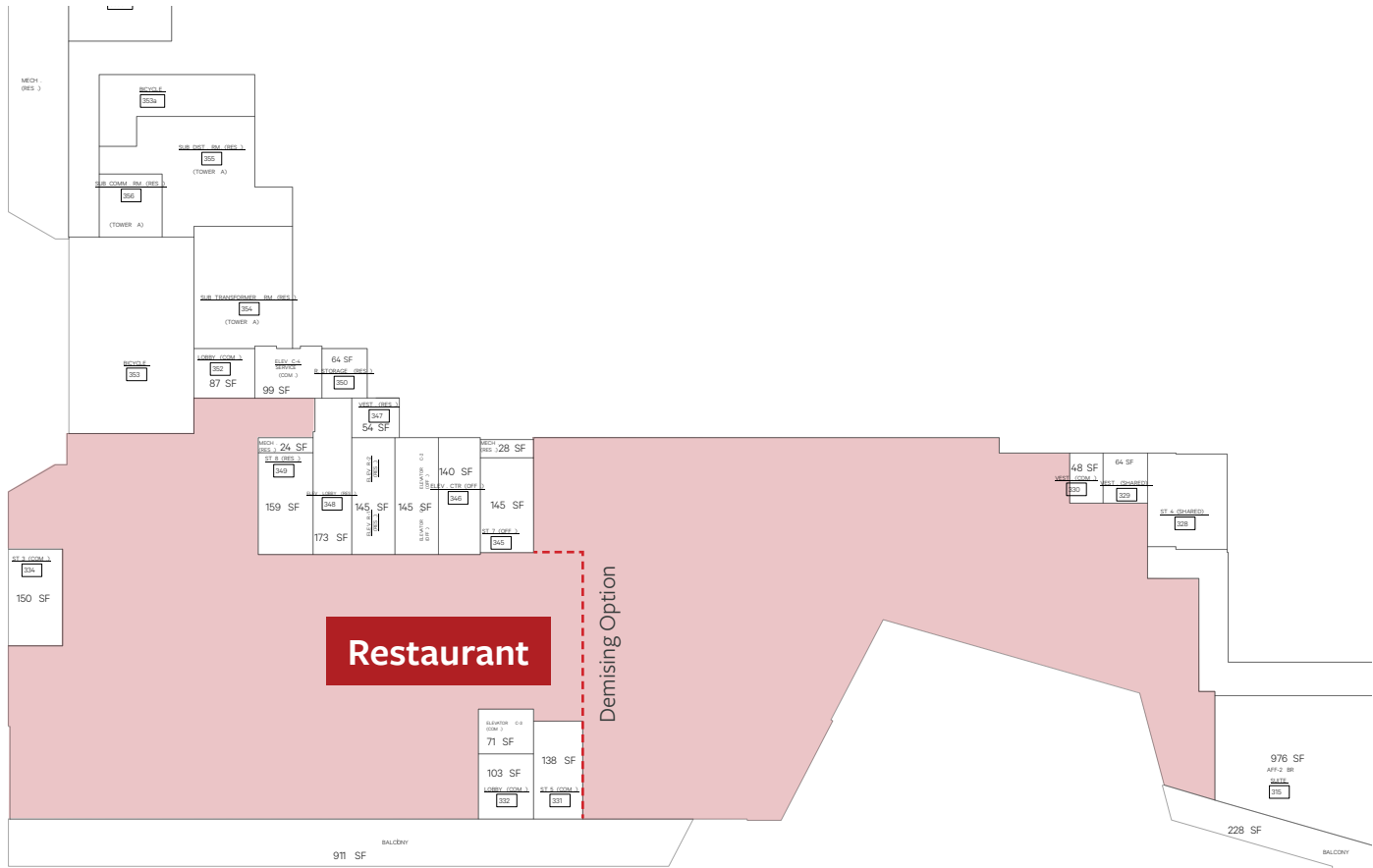
Grocery Plan | 10,439 SF



Size	10,439 SF
Asking Net Rent	\$35.00 PSF
Additional Rent	TBD

Seeking best-in-class boutique grocer or green grocer/farmer market.

Restaurant Plan (2<sup>nd</sup> Floor) | 9,811 SF



Size	9,811 SF
Asking Net Rent	\$32.00 PSF
Additional Rent	TBD

Seeking large format or potential for 2 medium sized restaurant operations.

# Floor Plans

## CRU Plans



Unit	Unit Size	Asking Net Rent	Additional Rent
CRU 1	2,084 SF	\$50.00 PSF	TBD
CRU 2	2,691.85 SF	\$50.00 PSF	TBD
CRU 3	1,973.13 SF	\$48.00 PSF	TBD
CRU 4	3,254.28 SF	\$46.00 PSF	TBD
CRU 5	1,411.73 SF	\$50.00 PSF	TBD
CRU 6	3,081.14 SF	\$46.00 PSF	TBD
CRU 7	1,311.87 SF	\$46.00 PSF	TBD
CRU 8	1,267.99 SF	\$46.00 PSF	TBD
CRU 9	2,273 SF	\$46.00 PSF	TBD
CRU 10	2,057 SF	\$50.00 PSF	TBD

*\*Unit proportions include a gross up.*





# Work & Shop in one neighbourhood.

One Park is situated in the heart of Richmond at the intersection of Park and Buswell. The development's unbeatable location is a brief 7-minute walk to the well-travelled Canada Line at Richmond-Brighouse SkyTrain Station – linking commuters to Downtown Vancouver in just 30 minutes. One Park's prime location is also walking

distance to some of Richmond's most popular local amenities such as CF Richmond Centre (3 min walk), Richmond Public Market (9 min walk), Richmond City Hall (4 min walk), Richmond Public Library (9 min walk), and various other notable retailers and services.




## Neighbourhood Retailers

- BMO Bank of Montreal
- Cactus Club
- CF Richmond Centre
- Freshslice Pizza
- Gong Cha
- HSBC Bank
- John 3:16
- Lansdowne Centre
- London Drugs
- McDonald's
- Pokey Okey
- PriceSmart Foods
- RBC Royal Bank
- Richmond Public Market
- Shoppers Drug Mart
- Starbucks
- T&T Supermarket
- TD Bank
- Tiger Sugar
- White Spot

## Local Amenities

- Garden City Park Lagoon
- Minoru Aquatic Centre
- Minoru Park
- Richmond City Hall
- Richmond Hospital
- Richmond Public Library

## Walk Score

	76	Excellent Transit
	95	Biker's Paradise
	92	Walker's Paradise



# Contact Us

## Adrian Beruschi

Senior Vice President, Retail  
Personal Real Estate Corporation  
+1 (604) 662-5138  
adrian.beruschi@cbre.com

## Luke Gibson

Senior Vice President, Office  
Personal Real Estate Corporation  
+1 (604) 662-5142  
luke.gibson@cbre.com



This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.

