

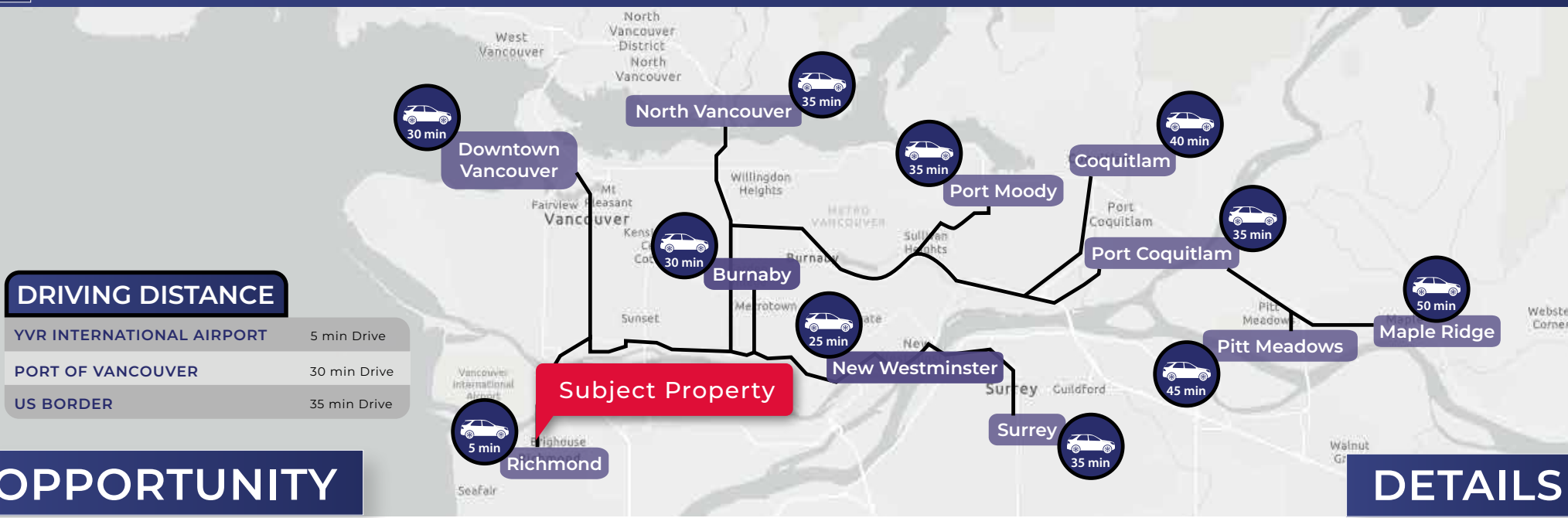
140 6628 RIVER ROAD

RICHMOND, BC



FOR SALE & FOR LEASE
PRIME RETAIL STRATA SPACE





DRIVING DISTANCE

YVR INTERNATIONAL AIRPORT	5 min Drive
PORT OF VANCOUVER	30 min Drive
US BORDER	35 min Drive

OPPORTUNITY

DETAILS

Iconic Properties Group is proud to showcase Unit 140 of 6628 River Road in Richmond, BC.

Situated near the bustling intersection of River Road and Hollybridge Way, this high-exposure, 2,347 sqft retail unit boasts 54 ft of window frontage. This property presents an appealing investment opportunity, with its impressive 16-foot ceiling height, HVAC units for year-round comfort, abundant 3-phase power supply, and two sets of double-entry glass doors.

The RCL3 zoning permits a wide array of retail, restaurant, office, medical, and service uses, allowing for an aspiring entrepreneur seeking the perfect storefront, a seasoned investor eyeing a lucrative venture, or a visionary looking to shape the future of Richmond's commercial scene.

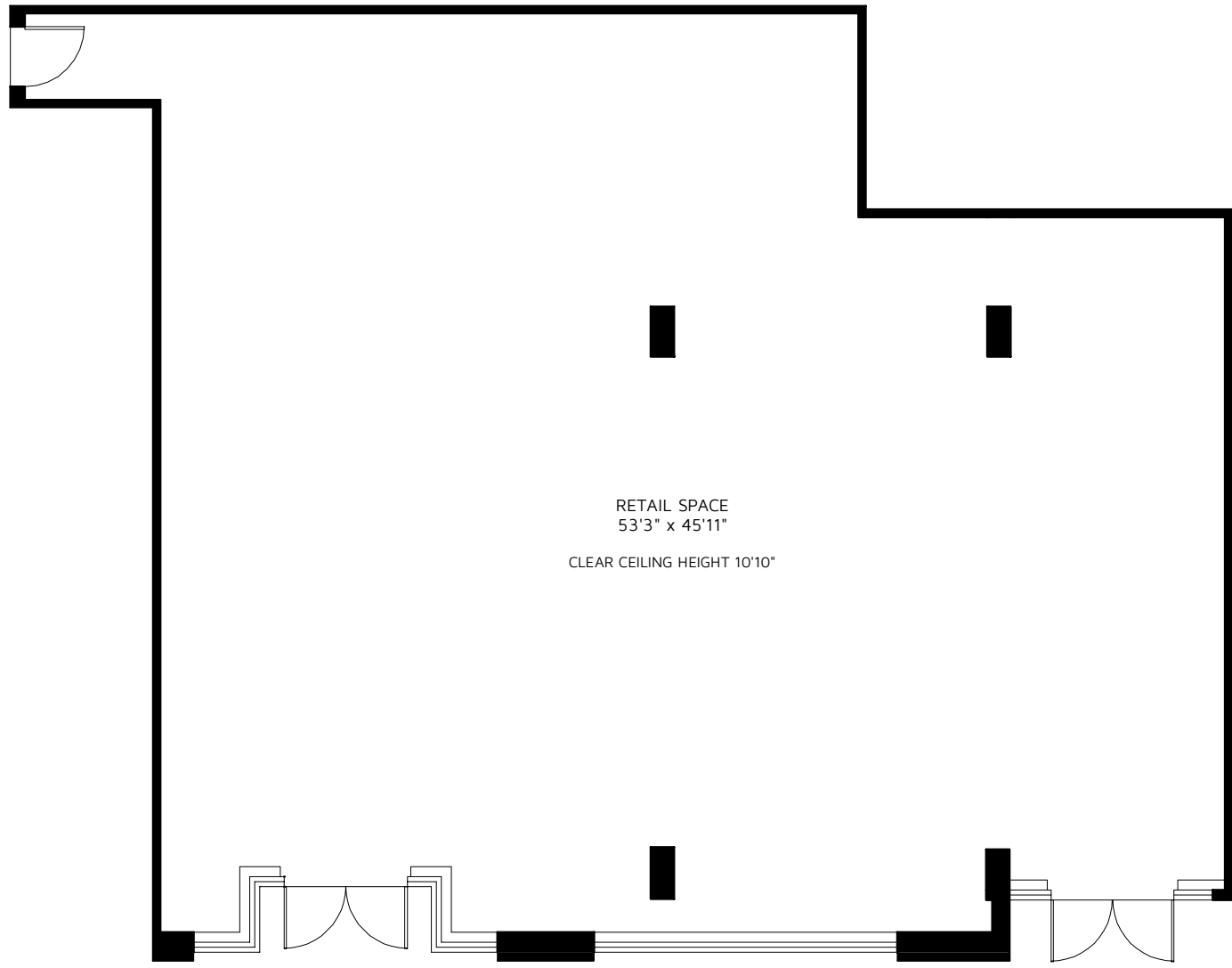
CIVIC ADDRESS	140 6628 River Road, Richmond
PID	031-057-381
NEIGHBOURHOOD (NCP)	Richmond Oval Village
ZONING	RCL3 Residential / Commercial
YEAR BUILT	2020
UNIT SIZE	2,347 sqft
CEILING HEIGHT	16 ft
STRATA FEE	\$1,453.85 / month
PROPERTY TAX (2023)	\$24,111.00
ASSESSMENT (2024)	\$2,865,000
LEASE RATE	Base Rent: \$65 / sqft/ annum Additional Rent: \$18 / sqft/ annum
ASKING PRICE	\$3,099,000

Drive times are approximate and subject to change without notice

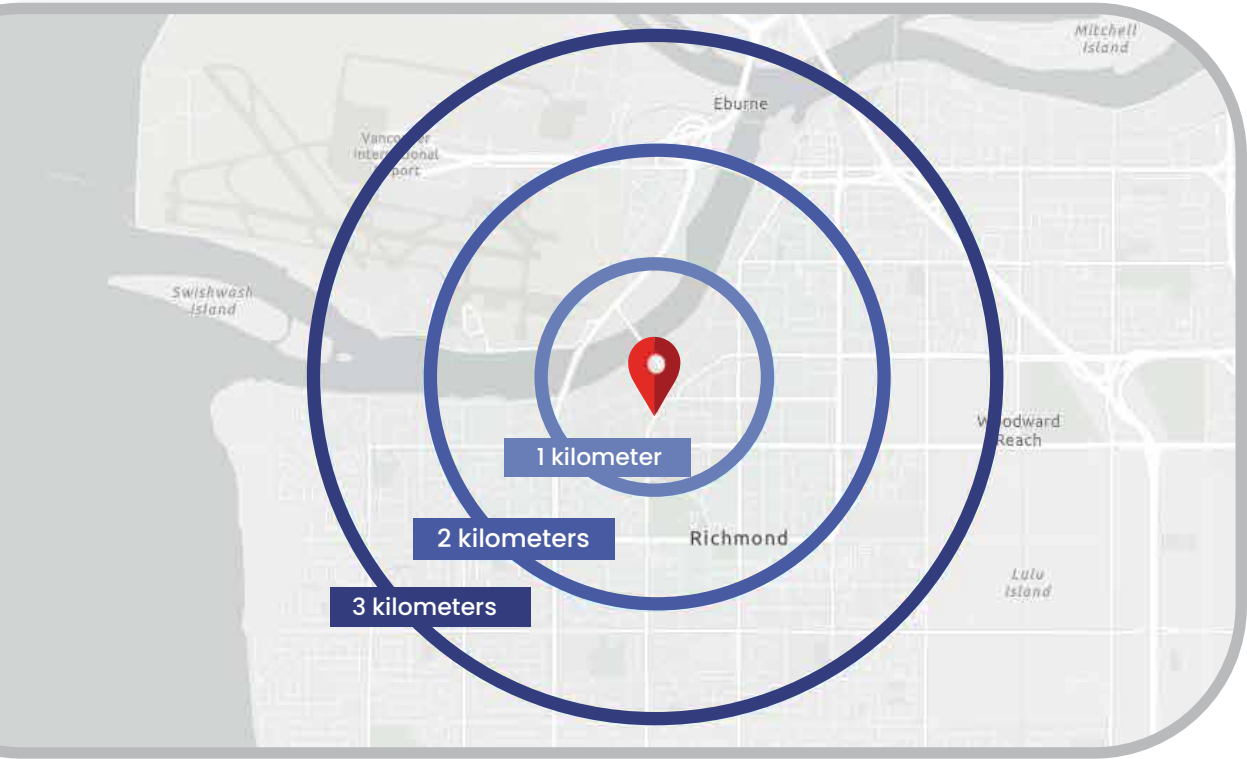
PHOTOS



FLOOR PLANS



DEMOGRAPHICS




LOCATION

With a population exceeding 230,000, Richmond is a bustling city known for its vibrant community and robust economy, driven by industries such as aviation, technology, manufacturing, and retail.

Situated in Richmond's up-and-coming Brighthouse neighbourhood, the subject property enjoys proximity to major shopping destinations such as CF Richmond Centre, Lansdowne Centre, and the popular McArthurGlen Designer Outlet near Vancouver International Airport. This location strategically positions the property in an advantageous environment for businesses to flourish, facilitating seamless accessibility for suppliers, employees, and clientele alike.

The property's flexible RCL3 Residential/Limited Commercial Zoning permits a variety of uses, including child care, housing, animal grooming, home business, hotel, and more.

Distance	1 km	2 km	3 km
Population (2024)	13,741	63,147	116,743
Population (2025)	16,292	70,231	128,917
Projected Annual Growth (2024 - 2025)	18.56%	11.21%	10.43%
Median Age	36.7	40.8	41.6
Average Household Income (2024)	\$77,857.71	\$85,739.28	\$94,298.67
Average Persons Per Household (2024)	2.0	2.3	2.5



70,338
VEHICLES PER DAY
Route 99, at the south end of the Oak Street Bridge, Richmond

NEARBY AMENITIES



FOOD & DRINK

- 1 SYU Japanese Cuisine
- 2 Dinesty Dumpling House
- 3 Sushi Mura
- 4 JJang Korean BBQ
- 5 Wonder Kids Cafe
- 6 Fortune Terrace Chinese Cuisine
- 7 Copa Cafe

SHOPS & SERVICES

- 1 Scotiabank
- 2 River Road Dental
- 3 Oval Optical
- 4 MacaBaka Athleisure
- 5 Oval Dental
- 6 RONA Richmond
- 7 T&T Supermarket

PARKS & RECREATION

- 1 Richmond Curling Club
- 2 Fitness World
- 3 Water Sky Garden
- 4 Gum Ying Archery Club
- 5 Olympic Oval
- 6 Total Soccer
- 7 Union Basketball

Khash Raeisi PREC*

Founder

P: 778-987-7029

E: Khash@iciconic.com

Randy Zhao PREC*

Co-Founder

P: 778-251-1001

E: Randy@iciconic.com

Sukhman Virk

Associate

P: 604-649-5482

E: Sukhman@iciconic.com

Office

P: 778-819-2776

E: Contact@iciconic.com

W: www.iciconic.com



IPG

ICONIC
PROPERTIES
GROUP

Coquitlam Office

1126 Austin Avenue

Coquitlam, BC

V3K 3P5

South Vancouver Office

7235 Fraser Street

Vancouver, BC

V5X 1R7

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**Personal Real Estate Corporation*

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