

# LANSDOWNNE

CENTRE

# LEASING OPPORTUNITIES

20  
26



# SNAPSHOT:

LANSDOWNE CENTRE  
5300 No 3 Rd. , Richmond - BC

With an excellent mix of retail and restaurant operators, Lansdowne tenants can take advantage of the traffic and visibility that come with its unbeatable location. Lansdowne Centre offers easy access from all major highways, excellent variety in its food court, high-profile and visibility from No. 3 Road.



Average YOY traffic increase

**10.2%**

(as at Mar 2026)

**50%**

(over 2019)



Average Sales PSF:

**\$740**

(R12 Mar 2026)



Annual visits:

**7.8M**

(R12 Mar 2026)

# PROPERTY SUMMARY



6

ANCHOR TENANTS  
WITH STRONG DRAW



132

STORES

TOTAL CRU SALES VOLUME

\$88M

(R12 Mar 2026)



High visibility  
50-acre property in  
the heart of Richmond  
with generous  
customer parking

大統華 T&T  
Supermarket

WINNERS

STRUCTUBE

HOMESENSE

BEST  
BUY

JYSK

540,000 SQUARE  
FOOT  
GLA



2<sup>ND</sup>

- highest traffic  
draw and market  
share



Onsite Access to  
Via Rapid and  
Public transit

# LOCATION

(Primary Trade Area = 26 minute drive time)

Population PTA\*

**995,000**

Population within 15KM \*\*

**1,260,000**

Directly connected



**+40M**  
RIDERS/YR\*\*

Time to



**11**

MINUTES  
BY CAR

**13**

MINUTES  
RAPID TRANSIT\*\*

Time to  
downtown  
Vancouver

**35**

MINUTES  
BY CAR

**23**

MINUTES  
RAPID TRANSIT\*\*

## THE PLACE TO BE



7,000 new residential units planned by 2035 near Lansdowne Centre †



Lansdowne Centre area is the heart of downtown Richmond



# TRADE AREA HIGHLIGHTS

**Vancouver** is the most densely populated city in Canada, with **more than 5,250 people** per square km (4th most densely populated city in North America, after New York City, San Francisco, and Mexico City).



Average net worth in Vancouver market

**\$1.9M**

highest in Canada\*



Annual tourists visit Vancouver #

**11M**

26.4 million passengers travelled through YVR in 2025 ~



World class transit system which connects major population hubs in the Lower Mainland. #



Metro Vancouver Population

**3.1M**

(third largest metropolitan area in Canada)\*



High spending potential

**23%**

PTA residents index above benchmark in the Spending Potential Index †



Labour employment rate ††

**94%**

# DEMOGRAPHICS

Drawing in a vibrant tapestry of locals and global guests, Lansdowne Centre represents a melting pot of diverse demographics.

## TRADE AREA<sup>†</sup>



2.6

AVERAGE  
HOUSEHOLD SIZE

60%

HOUSEHOLDS  
WITH CHILDREN



42%

UNIVERSITY EDUCATION  
AND ABOVE



\$130,000

AVERAGE  
HOUSEHOLD INCOME

**Culturally diverse:**

67% visible minority <sup>†</sup>

53% speak Chinese at home <sup>††</sup>

## OUR CUSTOMERS<sup>††</sup>



56%

OF SHOPPERS  
ARE FEMALE



78

MINUTES  
AVERAGE DWELL TIME



\$71

AVERAGE SPEND  
PER VISIT

**Average visits  
per month:**

1-4 visits = 57%

5+ visits = 43%

Contact us

# LANSDOWNNE

CENTRE

[lansdownne-centre.com](http://lansdownne-centre.com)

Jennifer Barbosa\*  
Leasing Manager  
Direct: +1 236 266 5465  
[Jennifer.barbosa@colliers.com](mailto:Jennifer.barbosa@colliers.com)

Hamid Pourkasei\*  
Specialty Leasing Manager  
Direct: +1 236 259 6337  
[Hamid.pourkasraei@colliers.com](mailto:Hamid.pourkasraei@colliers.com)



Colliers International  
1066 West Hastings St. Suite 2300  
Vancouver, BC V6E 3X1  
+1 604 681 4111

[collierscanada.com](http://collierscanada.com)

\*Sales Representative. This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. Colliers International is a worldwide affiliation of independently owned and operated companies. This publication is the copyrighted property of Colliers International and /or its licensor(s). © 2026. All rights reserved. Colliers Macaulay Nicolls Inc., Brokerage.

