



FOR SALE

# 14111 Entertainment Boulevard

Richmond, BC



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# Highlights

- Rare opportunity to acquire an asset with strong cash flow and future redevelopment potential
- Future redevelopment potential given large 12.52-acre land size and “General Urban” designation in the Metro Core Plan
- Immediate potential to add an additional commercial pad if desired
- Located adjacent to rental residential to the east and designated industrial use to the west/north, providing opportunities for future growth
- Convenient transportation access to Highway 99, the East-West connector, Steveston Highway and Knight Street
- Extremely difficult to find similar quality investment product with attractive return and national covenant



# Salient Facts

<b>Civic Address</b>	14111 Entertainment Boulevard, Richmond, BC
<b>PID</b>	024-201-332
<b>Location</b>	The Property is strategically located in East Richmond at the northeast corner of Steveston Highway and No. 6 Road.
<b>Site Size</b>	545,371 SF (12.52 Acres)
<b>Net Leaseable Area</b>	99,018 SF*
<b>Current Improvements</b>	The Property is current improved with a one-storey plus mezzanine structure currently operated as a movie theatre with +/-908 number of surface parking stalls
<b>Property Taxes</b>	\$246,754.63

*\* Approximately 109,018 SF gross rentable area including 10,000 SF mezzanine space that Cineplex is not being charged for.*

## Tenants



**GO BANANAS**  
INDOOR PLAYCENTERS





# Location

The property is situated within the popular Riverport Sports and Entertainment Complex in East Richmond. With its convenient location at the intersection of Steveston Highway and No. 6 Road, the property has easy access from Knight Street Bridge and Highway 99 drawing in customers from as far away as Surrey/Delta to the east and Vancouver to the northwest.

The property is located within a 5-minute drive to a full range of shopping and dining choices including Ironwood Plaza and Coppersmith Place.



15min  
RICHMOND  
CITY CENTRE



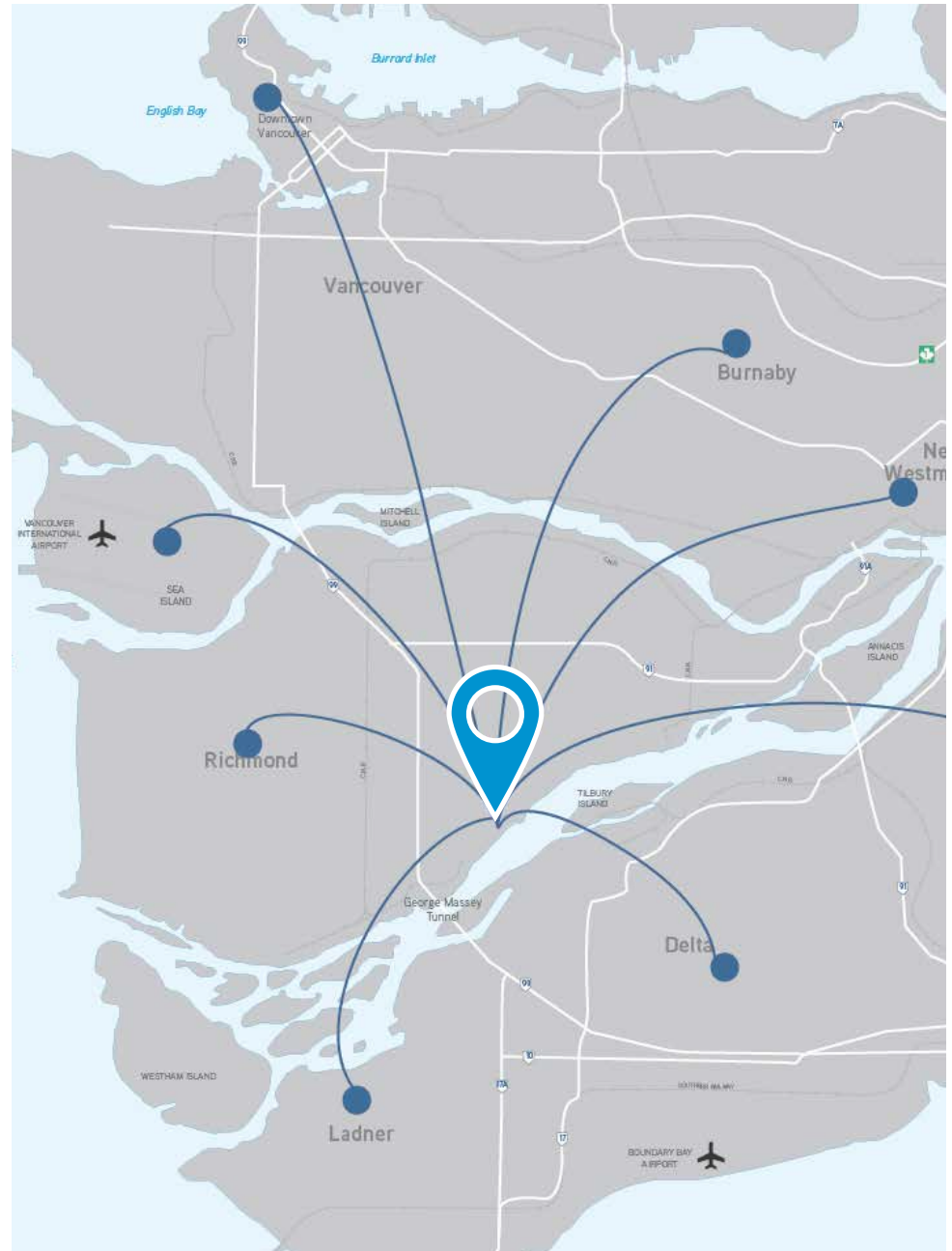
20min  
YVR AIRPORT



30min  
DOWNTOWN  
VANCOUVER



10min  
DELTA  
CITY CENTRE



# Land Use & Planning

## Current Zoning

CEA (Entertainment & Athletics), which provides for athletic and entertainment facilities/uses. This zoning allows for a floor space ratio of 1.0 with a maximum lot coverage of 60%.

## Official Community Plan

Commercial

## Regional Growth Strategy

General Urban

## George Massey Crossing Project

A new eight-lane immersed-tube tunnel (ITT) will replace the George Massey Tunnel on Highway 99, providing people a toll-free crossing that aligns with regional interests and improves transit, cycling and walking connections across the Fraser River.

The new eight-lane tunnel will be in operation in 2030, with the cost estimated at \$4.15 billion. Two of the eight lanes will be dedicated for bus rapid transit, and there will be separated pathways for cyclists and pedestrians.

With increased accessibility, it is expected that the areas surrounding the new bridge will have increased economic benefits, which could include further densification and a higher intensity of uses for the property.

Site Plan



Conceptual Rendering of ITT Tunnel



## Offering Process

All prospective purchasers will be advised of an offer submission date after an initial marketing period. For more details on the offering, please contact the listing brokers.



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