



FOR LEASE // OFFICE, RETAIL & HOTEL
YH PLAZA
RICHMOND, BC

UNDER CONSTRUCTION



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RETAIL & HOTEL
YH PLAZA
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THE PROJECT

Strategically positioned in Richmond's vibrant city centre, YH Plaza offers an exceptional opportunity for retail and office tenants seeking prominence, accessibility, and built in community activity. Situated at the high exposure corner of No. 3 Road and Sea Island Way, one of the city's busiest intersections with a traffic count of 48,000 vehicles per day, the building provides unmatched visibility to both pedestrian and vehicular traffic.

The property benefits from superb regional connectivity. YH Plaza is only a short walk to Capstan Station on the Canada Line SkyTrain, enabling easy access for customers, residents, and employees. The site also offers seamless connectivity to major transportation routes: quick access to Vancouver International Airport, as well as direct entry into Vancouver via Granville Street. These transit advantages position YH Plaza as a highly desirable commercial hub for businesses.

Adding to its appeal, the development features an impressive 33,000 SF community centre onsite, drawing consistent daily foot traffic and anchoring a lively, active atmosphere year round. The surrounding neighbourhood is rich with amenities, including shopping, dining, entertainment, and essential services — all contributing to a dynamic urban environment that supports strong retail performance.

With its premium location, exceptional connectivity, and thoughtful integration of community amenities and commercial offerings, YH Plaza represents a rare opportunity for retailers and office tenants looking to establish or expand their presence in one of Metro Vancouver's most active urban centres. This landmark development sets a new standard for mixed use commercial space in Richmond.





THE BUILDING

YH Plaza's prime location at the corner of two major thoroughfares and close proximity to SkyTrain offers tenants exceptional visibility and convenient access for both pedestrian and vehicular traffic.

RETAIL

A total of **seven (7) Commercial Retail Units (CRUs)** are available:

- **CRUs 1-5: Up to 6,413 SF**
- **CRU 6: 481 SF**
- **CRU 7: 506 SF**

These units offer premium street front exposure and are ideal for retailers seeking prominence and steady customer flow.

OFFICE

Two floors of high quality office space are available for lease, each floor consisting of 21,000 SF per floor.

- **Total office square footage of 42,000 SF**

This provides an excellent opportunity for businesses looking to secure modern workspace in a growing commercial district.

PARKING

132+ parking stalls

AMENITIES AND FEATURES

- Walkable to SkyTrain and bus stops
- 33,000 SF community centre onsite
- EV charging stations

BASIC RENT

Call listing brokers

ADDITIONAL RENT

TBD

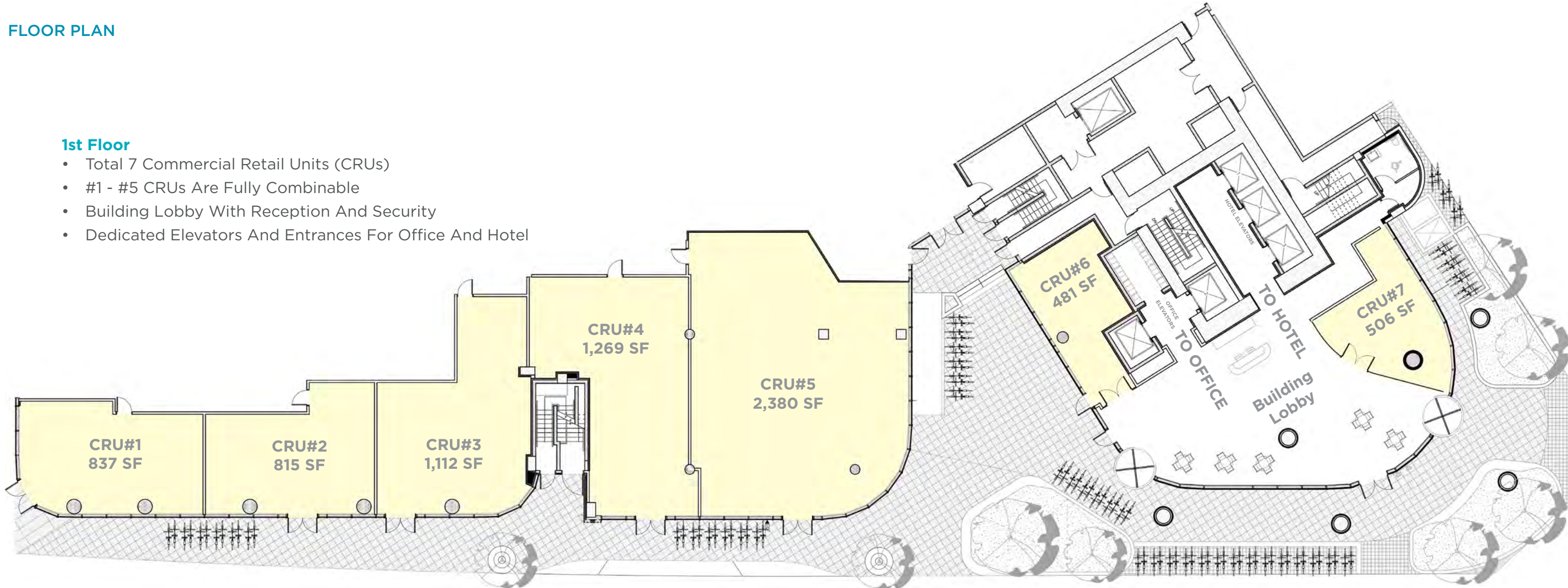
OCCUPANCY

Q4 2028

FLOOR PLAN

1st Floor

- Total 7 Commercial Retail Units (CRUs)
- #1 - #5 CRUs Are Fully Combinable
- Building Lobby With Reception And Security
- Dedicated Elevators And Entrances For Office And Hotel



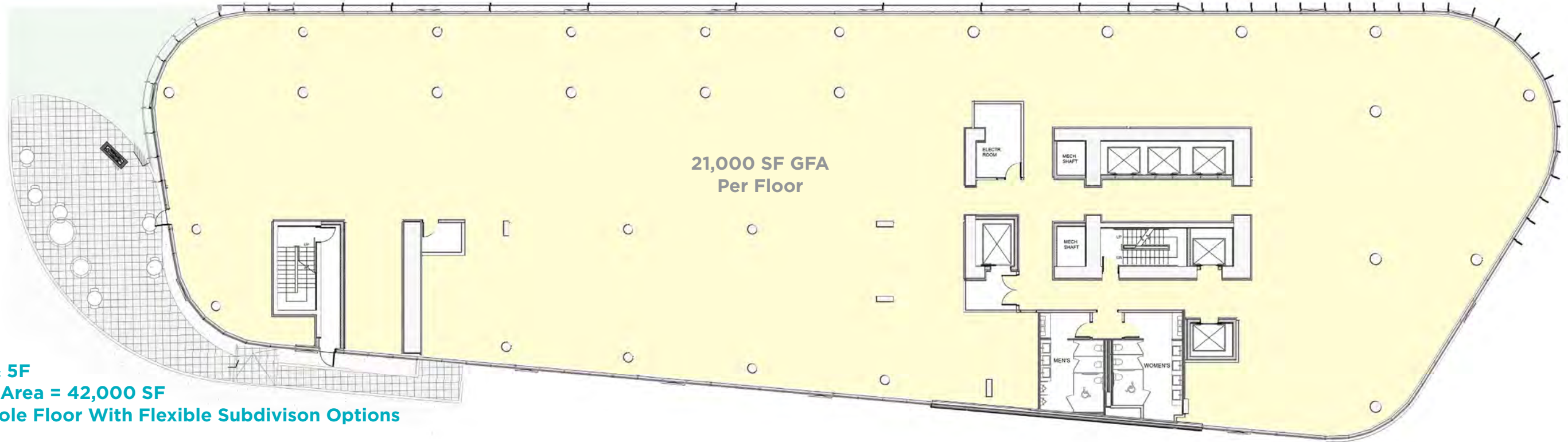
NO.3 Road

ZMU30 Permitted and Secondary Uses

- | | | | |
|---|---|--|--|
| <ul style="list-style-type: none"> • Office • Parking, Non-Accessory • Private Club • Recreation, Indoor • Religious Assembly • Restaurant • Retail, Convenience | <ul style="list-style-type: none"> • Retail, General • Retail, Second Hand • Service, Business Support • Service, Financial • Service, Household Repair • Service, Personal • Studio | <ul style="list-style-type: none"> • Vehicle Rental, Convenience • Veterinary Service • Animal Grooming • Boarding And Lodging • Broadcast Studio • Child Care • Community Care Facility, Minor | <ul style="list-style-type: none"> • Education, Commercial • Government Service • Health Service, Minor • Home-Based Business • Library And Exhibit • Liquor Primary Establishment |
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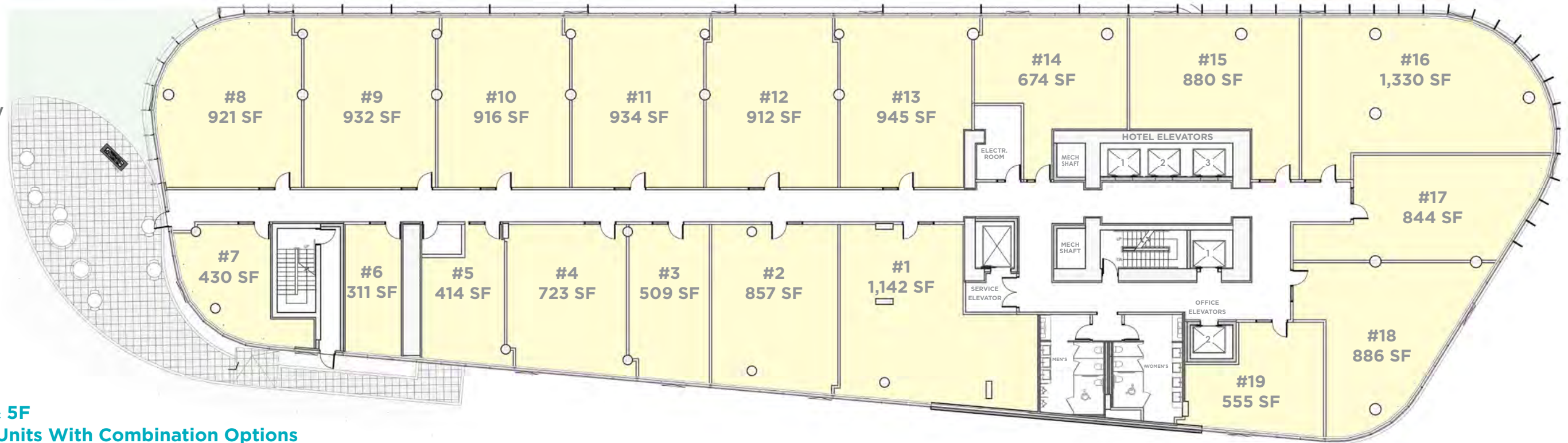
FLOOR PLAN

Exclusive Office
 Outdoor Amenity
 & Pet Park



Office: 4F & 5F
 Total Gross Area = 42,000 SF
 Option: Whole Floor With Flexible Subdivison Options

Exclusive Office
 Outdoor Amenity
 & Pet Park



Office: 4F & 5F
 Option: 38 Units With Combination Options

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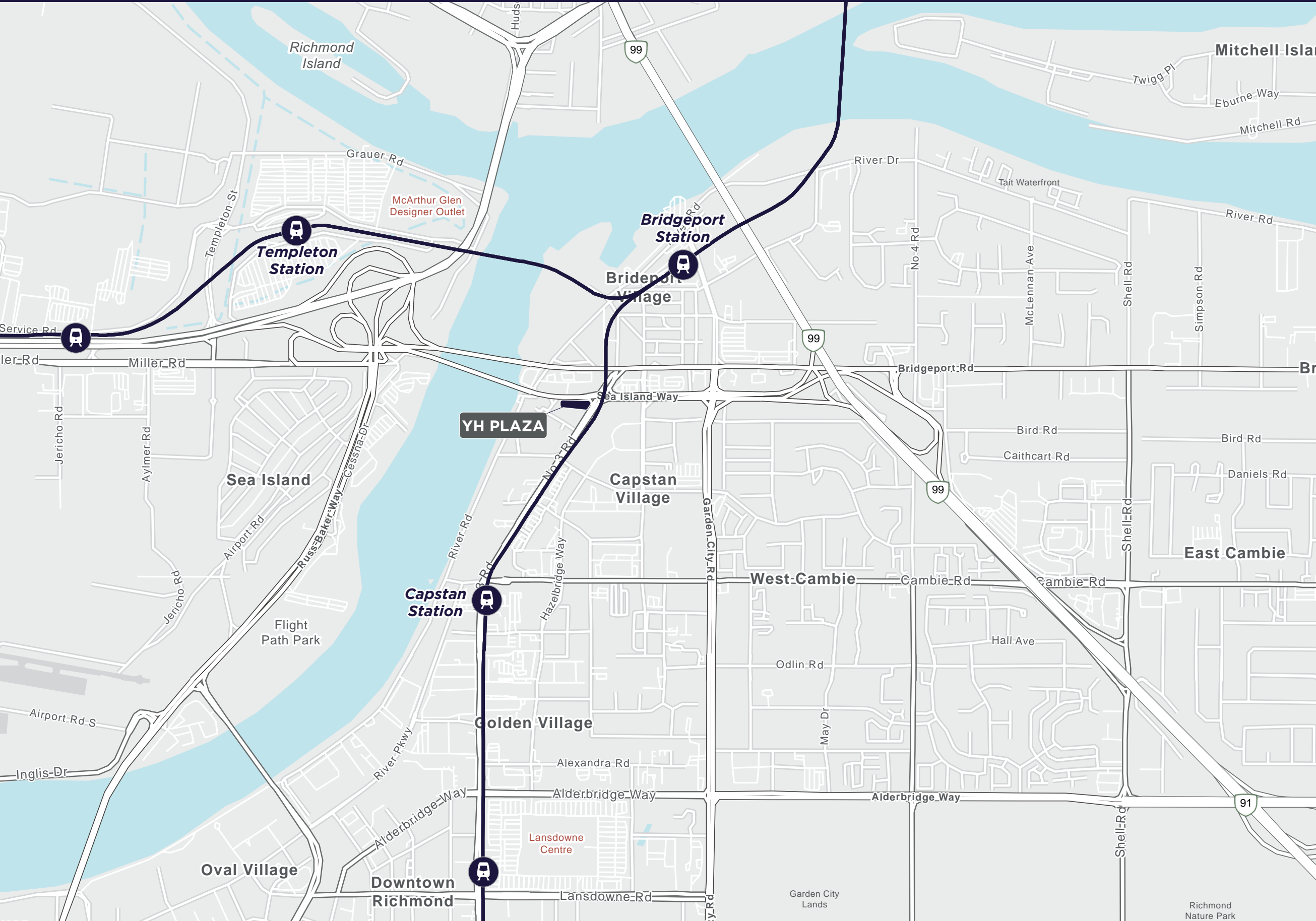
YH PLAZA RICHMOND, BC



SITE PLAN



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Transportation & Transit

- YVR International Airport
- Bridgeport Station and Transit Exchange Hub
- New Capstan Station
- Aberdeen Station
- Lansdowne Station
- Richmond-Brighouse Station
- No.3 Road
- Hwy 99 near by

Financial Institution

- BMO Bank of Montreal
- RBC Royal Bank
- TD Canada Trust

Dining Options

- Starbucks
- Subway & KFC
- Yaohan Food Court

Shopping Malls

- McArthurGlen Outlet
- Yaohan Centre
- Aberdeen Centre

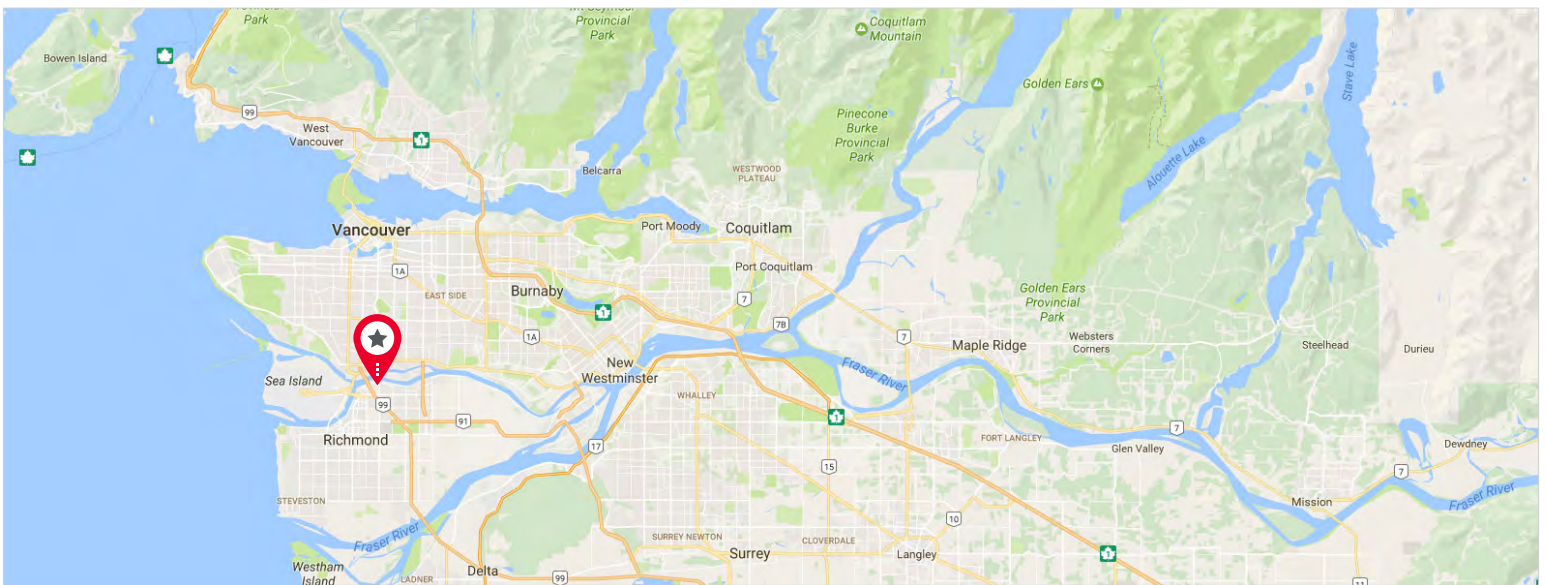
Grocery Shops

- Foody World
- Costco Wholesale
- Canadian Tire
- Sungiven Foods
- T&T Supermarket



**CUSHMAN &
WAKEFIELD**

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