



# Galleria

CENTRE



Downtown  
Vancouver

Vancouver

◀ YVR Vancouver  
International  
Airport



Richmond



RETAIL

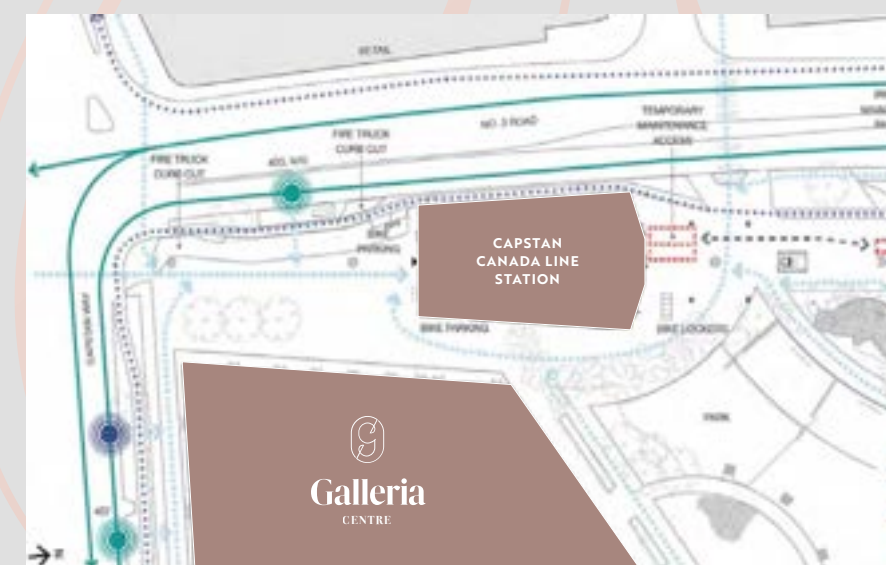
# NEW CAPSTAN STATION PLAZA

OPENING 2024



# NEW CAPSTAN CANADA LINE STATION

OPENING 2024





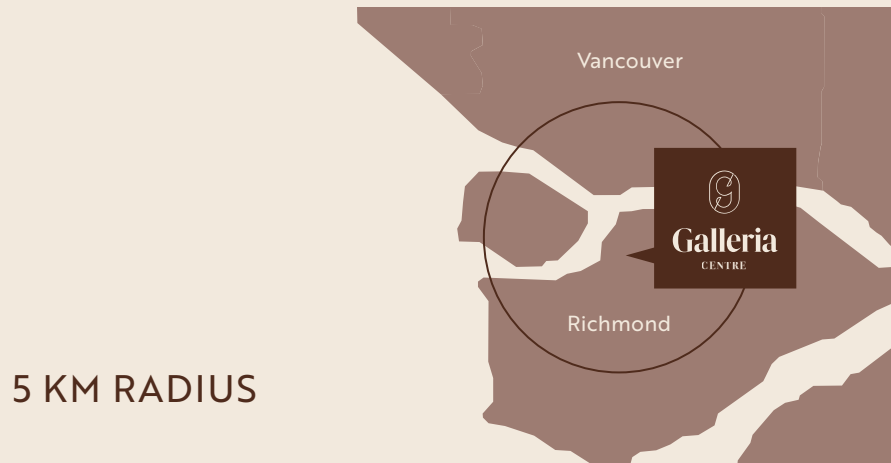
GALLERIA

UNIT 101  
CHILDREN'S ART  
CENTRE  
UNIT 102  
KID'S PLAY CAFE  
UNIT 103  
LIFE LABS  
UNIT 104  
FIRST CARE PHARMACY

GALLERIA

UNIT 202  
LEBLANC DENTAL  
DR. STEVENS  
DR. DAVIS  
UNIT 205  
LEARN & PLAY  
UNIT 208  
MUSIC & ARTS ACADEMY  
UNIT 210  
GALLERIA OPTOMETRY  
UNIT 212  
LUX BEAUTY + WELLNESS  
UNIT 215  
ROBERT GREY LLP  
UNIT 219  
HO & COMPANY  
CHARTERED PROFESSIONAL  
ACCOUNTANTS

SIGNAGE OPPORTUNITY  
GALLERIA STREET FRONT



## CURRENT POPULATION

**222,973**

Total Population

**41.8**

Total Population  
Median Age

**259,990**

Total Daytime  
Population

## CURRENT LABOUR FORCE

**61.0%**

Labour Participation Rate

**92.9%**

Labour Employment Rate



## CURRENT HOUSEHOLDS

**81,627**

Total Households

**2.7**

Avg Persons per  
Private Household

**CA\$109,410**

HH Average Income  
(Current Year \$)

**CA\$76,134**

HH Median Income  
(Current Year \$)



## 2021 WEALTH & INCOME

**CA\$76,134**

HH Median Income  
(Current Year \$)

**CA\$4**

Per Capita Income

**CA\$7.15M**

Disposable Aggregate  
Income

**65%**

Dwellings Owned

**7.1%**

Unemployment Rate



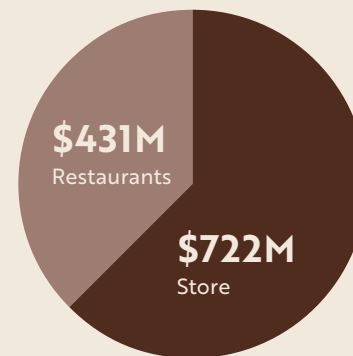
## 2021 ANNUAL SPENDING TOTAL

**CA\$9.12B**

Annual Household  
Expenditure

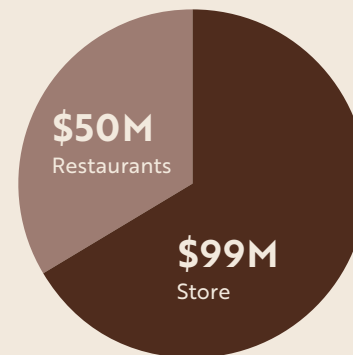


## 2021 ANNUAL FOOD & ALCOHOL SPENDING



**CA\$1.15B**

Food Total

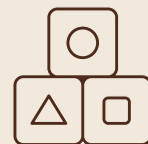
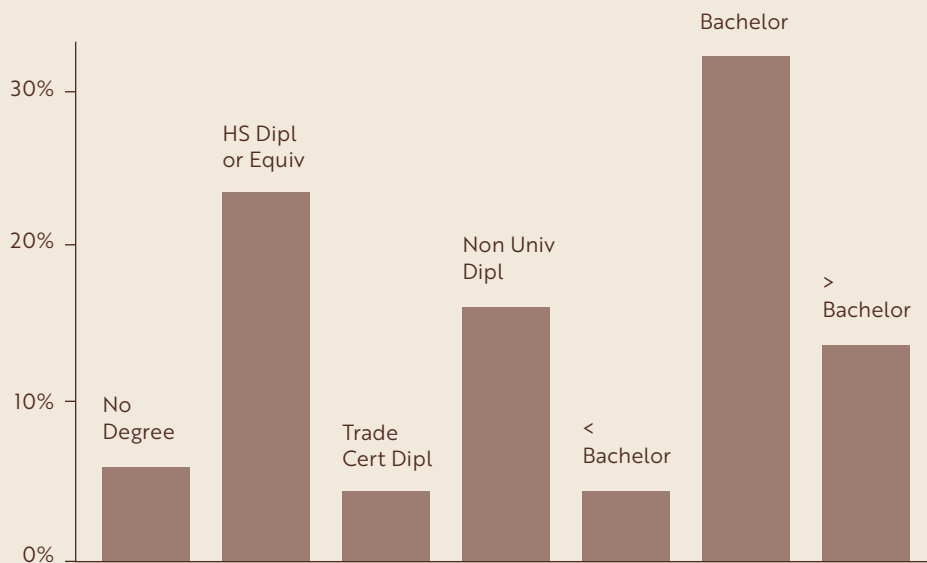


**CA\$149M**

Alcoholic  
Beverages Total



## POPULATION (25 – 64) BY EDUCATION ATTAINMENT



## 2021 ANNUAL CHILDREN'S TOYS, OUTDOOR PLAY EQUIPMENT, & ACCESSORIES SPENDING

**CA\$16,117,083.66**

NO. 3 ROAD

## GROUND LEVEL

### COMMON BUILDING FACILITIES

- 1 Commercial Lobby
- 2 Office & Retail Loading Zone
- 3 Office Garbage & Recycling Room
- 4 Bike Lockers
- 5 Change Room & Shower End-of-trip Facility for Commercial

← ABERDEEN STATION

FUTURE  
CANADA LINE  
STATION

BRIDGEPORT STATION →

CRU 2  
4,990 SF

CRU 3  
821 SF

CRU 4  
530 SF

CRU 5  
1,821 SF

CRU 1  
1,940 SF

PARKADE

COMMUNITY  
ART SPACE

NEIGHBOURHOOD PARK

Parking Entrance  
(Ground Level)

\*ESTIMATED FRONTAGES



Rentable area is calculated using BOMA method. Refer to information package for strata measurements. All illustrations reflect the artist's interpretations and may not be accurate. The developer reserves the right to make modifications and substitutions, and to change brands, sizes, areas, locations, colours, layouts, materials, ceiling heights, window size, features and other specifications, all without prior notification. Furniture, furnishings and other design features may not be included. All matters will be governed by the applicable purchase and sale, information statements, proposed strata plan and the final strata plan. Concord Galleria limited partnership E&O.E.



OFFICE

# STRATA OFFICE

VIEW OF OFFICE SPACE FROM THE  
NEIGHBOURHOOD PARK



# OWN YOUR OFFICE AT RICHMOND'S FASTEST GROWING TRANSIT HUB

Strategically located next to the New Capstan Canada Line station and a 2-acre community park along No. 3 Road, Galleria Centre offers an exceptional opportunity to own upscale strata office spaces at the epicenter between Richmond City Centre and Vancouver. Providing services to the highest concentration of 16,000 new residents within a walkable radius.

This premier commercial hub will truly be a place designed for forward-thinking professionals.

**Residential Units**  
(Picasso Collection)

**Community  
Arts Space**

**Neighbourhood Park**

**Residential Units**  
(Da Vinci Collection)

**Strata Office**

**Ground Floor  
Retail**

**Capstan Canada Line Station**

Substantial completion is  
expected in 2024.

NO. 3 ROAD





Office Corridor



Common Washroom



Common Shared Facility: Staff Lounge

SMART, STYLISH  
& FUNCTIONAL

Shared interior spaces are designed by award-winning firm, LIV Interiors, to deliver a refined, professional feel with stylish-yet-timeless details, including an inviting central corridor, double opaque glass doors to every unit, a cozy staff lounge as well as an upscale common washroom.



# ART GALLERY INSPIRED LOBBY

THE COMMERCIAL LOBBY IS EASILY ACCESSIBLE  
ON THE GROUND FLOOR FROM NO. 3 ROAD



# AIRY & CALMING

A PARKSIDE SETTING FOR YOU AND  
YOUR PATIENTS OR CLIENTS

# FUNCTIONAL & INVITING

THE QUINTESSENTIAL DEMONSTRATION  
OF A CONTEMPORARY WORKSPACE





# PROFESSIONAL & PURPOSEFUL

A PERFECT OPPORTUNITY TO INCORPORATE  
STATE-OF-THE-ART EQUIPMENT

SCHOOLS

- 1 Kwantlen Polytechnic University
- 2 BCIT Aerospace Campus
- 3 R.C. Talmey Elementary School
- 4 Tomsett Elementary School
- 5 Richmond Secondary School
- 6 A.R. MacNeill Secondary School

SHOPPING

- 7 McArthurGlen Designer Outlet
- 8 Continental Shopping Centre
- 9 Union Square Shopping Centre
- 10 T&T Supermarket
- 11 Costco
- 12 Canadian Tire
- 13 Walmart Supercentre
- 14 Superstore

RESTAURANTS

- 15 Kyabia Japanese
- 16 Grandma Liu Hot Pot
- 17 Blackball Taiwanese Dessert
- 18 The Captain’s Boil
- 19 SURA Korean BBQ
- 20 Chef Tony Seafood
- 21 Earls Kitchen & Bar
- 22 The Dolar Shop
- 23 BRUNO Restaurant & Bar
- 24 Italian Tomato
- 25 Moxie’s Grill Bar

MEDICAL & HEALTH

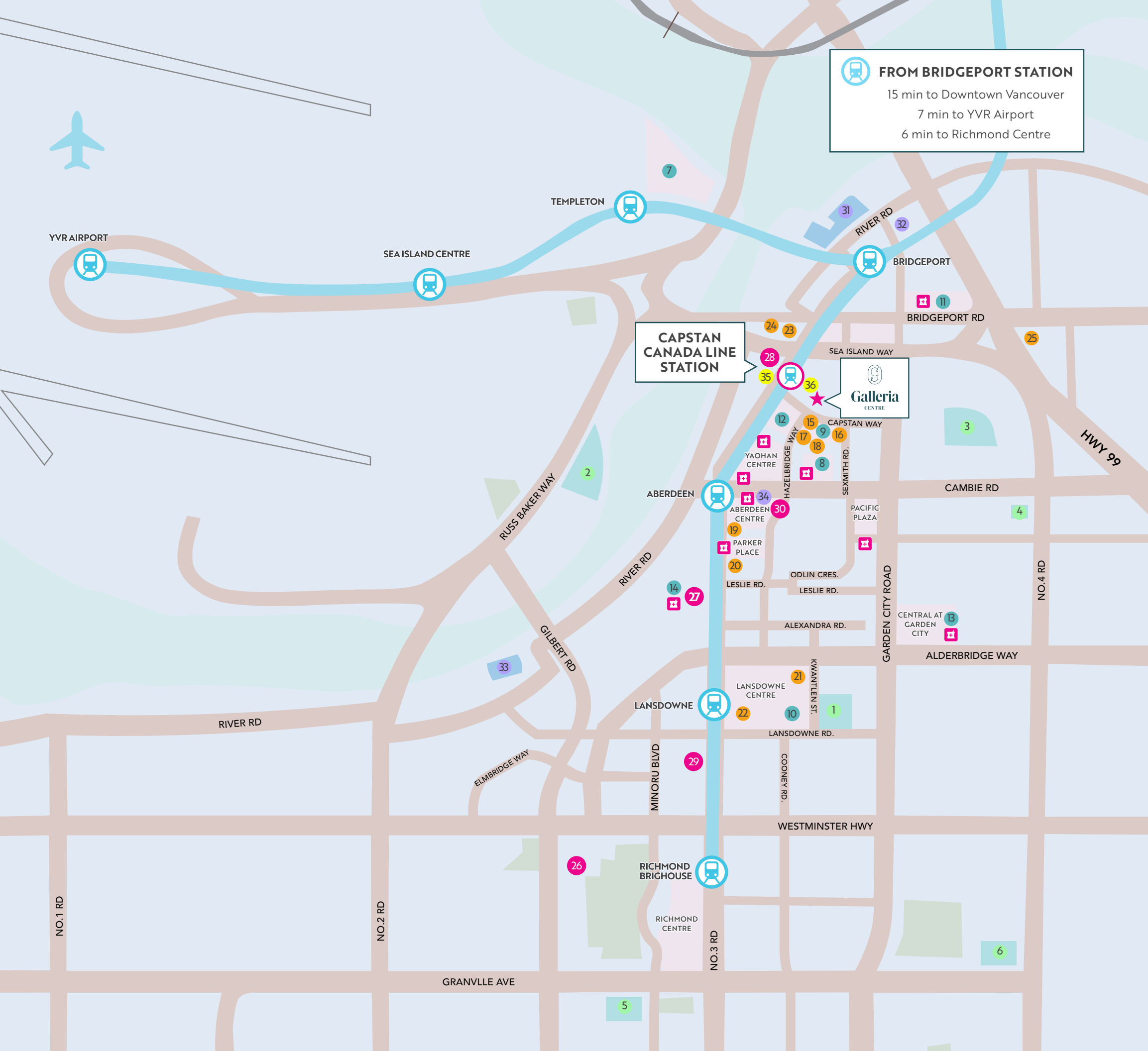
- 26 Richmond Hospital
- 27 Richmond City Centre Urgent & Primary Care Centre
- 28 LifeLabs Medical
- 29 Brooke Radiology
- 30 Pharmasave Aberdeen Centre
- Pharmacy

RECREATION

- 31 River Rock Casino Resort
- 32 Ace Badminton
- 33 Olympic Oval
- 34 Anytime Fitness

NEW DEVELOPMENT

- 35 Capstan Community Centre (Estimate Opening 2024)
- 36 Arts Space at Galleria



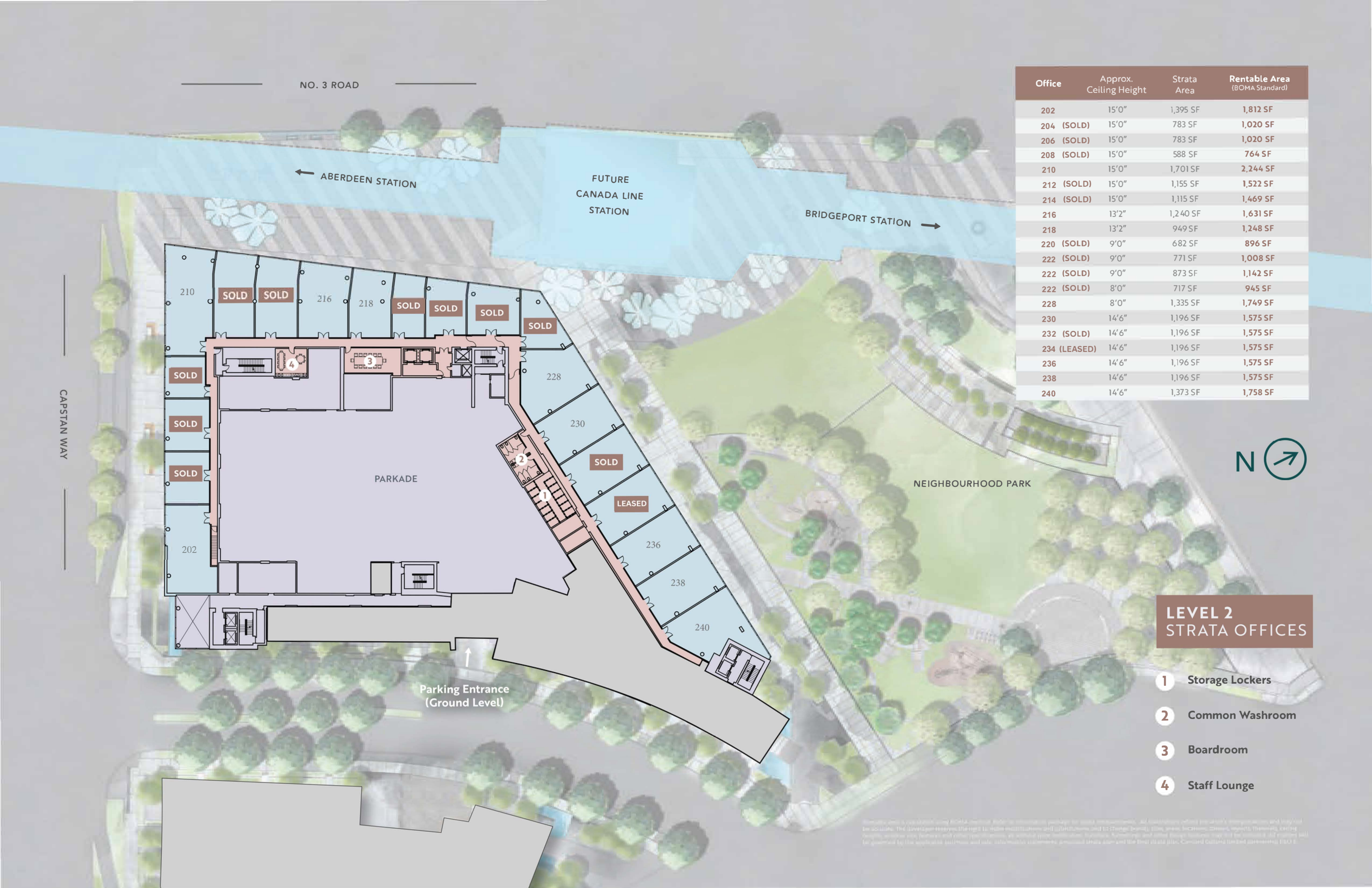
# SMART MEETING ROOMS

Galleria generously includes access to on-site executive boardroom equipped with state-of-the-art, wide-screen 4K video conference facilities, an online scheduling app to manage booking with ease, and smart privacy glass for confidential meetings. The space is perfect for professional training, peer discussions, team meetings, telemedicine consultations and more.



Common Shared Facility: Boardroom





NO. 3 ROAD

← ABERDEEN STATION

FUTURE  
CANADA LINE  
STATION

BRIDGEPORT STATION →

CAPSTAN WAY

PARKADE

NEIGHBOURHOOD PARK

Parking Entrance  
(Ground Level)

| Office       | Approx.<br>Ceiling Height | Strata<br>Area | Rentable Area<br>(BOMA Standard) |
|--------------|---------------------------|----------------|----------------------------------|
| 202          | 15'0"                     | 1,395 SF       | 1,812 SF                         |
| 204 (SOLD)   | 15'0"                     | 783 SF         | 1,020 SF                         |
| 206 (SOLD)   | 15'0"                     | 783 SF         | 1,020 SF                         |
| 208 (SOLD)   | 15'0"                     | 588 SF         | 764 SF                           |
| 210          | 15'0"                     | 1,701 SF       | 2,244 SF                         |
| 212 (SOLD)   | 15'0"                     | 1,155 SF       | 1,522 SF                         |
| 214 (SOLD)   | 15'0"                     | 1,115 SF       | 1,469 SF                         |
| 216          | 13'2"                     | 1,240 SF       | 1,631 SF                         |
| 218          | 13'2"                     | 949 SF         | 1,248 SF                         |
| 220 (SOLD)   | 9'0"                      | 682 SF         | 896 SF                           |
| 222 (SOLD)   | 9'0"                      | 771 SF         | 1,008 SF                         |
| 222 (SOLD)   | 9'0"                      | 873 SF         | 1,142 SF                         |
| 222 (SOLD)   | 8'0"                      | 717 SF         | 945 SF                           |
| 228          | 8'0"                      | 1,335 SF       | 1,749 SF                         |
| 230          | 14'6"                     | 1,196 SF       | 1,575 SF                         |
| 232 (SOLD)   | 14'6"                     | 1,196 SF       | 1,575 SF                         |
| 234 (LEASED) | 14'6"                     | 1,196 SF       | 1,575 SF                         |
| 236          | 14'6"                     | 1,196 SF       | 1,575 SF                         |
| 238          | 14'6"                     | 1,196 SF       | 1,575 SF                         |
| 240          | 14'6"                     | 1,373 SF       | 1,758 SF                         |



LEVEL 2  
STRATA OFFICES

- 1 Storage Lockers
- 2 Common Washroom
- 3 Boardroom
- 4 Staff Lounge

Renderings and floor plans are conceptual and not to scale. All dimensions are approximate and may vary. The developer reserves the right to make changes to the design and floor plans without notice. All dimensions are approximate and may vary. The developer reserves the right to make changes to the design and floor plans without notice. All dimensions are approximate and may vary. The developer reserves the right to make changes to the design and floor plans without notice.



# LIVING YOUR BEST LIFE SHOULD INCLUDE WHERE YOU WORK

Cycle to your office and store your bike away knowing it is secure in an on-site bike storage space that even includes shared shower facilities - the ultimate in healthy West Coast living.

Rejuvenate at the cozy staff lounge, a place for conversations between colleagues while they sip their first cup of morning coffee or enjoy a moment of down time during lunch to unwind and relax.

## 100+ COMMERCIAL PARKING

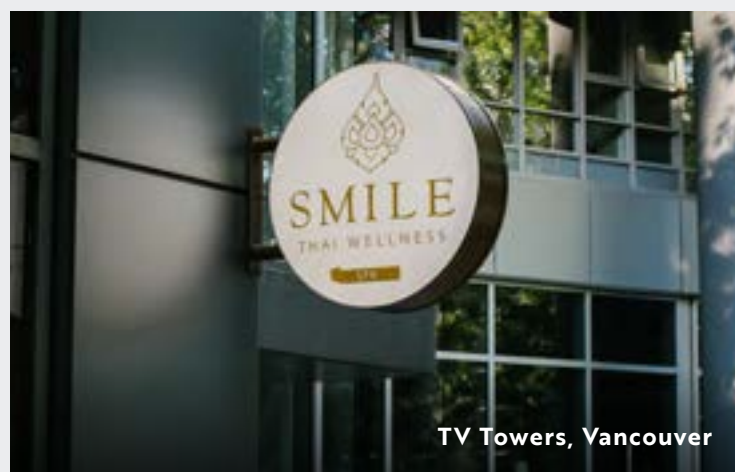
With over 100 commercial paid parking spaces on site and a limited number of owners' parking with EV capability available for purchase or rental, Galleria provides adequate parking to meet the community's needs.

Loading space and dedicated garbage & recycling room are both conveniently located on the ground floor and easily accessible.





Urban Fresh, Toronto



TV Towers, Vancouver



The Carlyle, Vancouver

# CANADA'S LARGEST COMMUNITY BUILDER

Concord Pacific Developments Inc. was formed in 1987 to develop Concord Pacific Place on the former Expo Lands in downtown Vancouver.

The Concord Group of Companies success has continued with Canada's largest skyline defining communities, Concord Pacific Place in Vancouver and Concord CityPlace in Toronto. Concord has further expanded with numerous large scale master-planned communities across the Canada and is now developing

in London, UK and Seattle, USA. Concord has completed over 130 residential and mixed use buildings with more than 50 in various stages of planning and development.

Over the past 25 years, the Concord Group of companies has also grown into other industry sectors including software and information technology, telecommunications, as well as green energy projects in solar, wind and hydroelectric power generation.

# A DIVERSE COMMERCIAL & RETAIL PORTFOLIO

Concord communities are anchored by a deep portfolio of services, financial institutions, restaurants and some of the world's most recognizable brands from HSBC to Starbucks. We are home to Canada's first Urban Fare market and Canada's first urban Costco. Our portfolio also includes Sobeys and renowned international brands such as Prada, De Beers, Hublot, Saint Laurent, Tory Burch, Moncler and Off-White.



Park Place, Toronto



Marinaside, Vancouver



# Galleria

## CENTRE

LEASING@CONCORDPACIFIC.COM

604 895 8204

CONCORDGALLERIA.COM

**CONCORD**  
PACIFIC

Disclaimer: The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.