



# COPPERSMITH CORNER

11388 Steveston Hwy, Richmond, BC

PROPERTY LEASING BROCHURE

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1595 – 650 West Georgia Street, Vancouver, BC V6B 4N8



# PROJECT SUMMARY

Coppersmith Corner is South Richmond's premier shopping destination located just off Highway 99 along Steveston Highway (43,000 VPD). The site is surrounded by high-income households with average incomes of over \$155,000 and is strategically located to allow for direct access to a large working population of over 6,700 employees. The unit available for lease is a stand-alone pad building with a drive-thru, offering excellent visibility and convenience. Additionally, this centre services the neighbouring Riverport Entertainment and Business Park Centre, home to some of the Lower Mainland's favourite venues and attractions.

- Daytime Population of 108,0474 people within a 5km radius including over 6,700 employees working immediately to the South
- Grocery anchored drive thru pad with visibility to Steveston Highway
- Direct access off Steveston Highway via controlled intersection, over 43,000 VPD



## DETAILS

✚ <u>Size:</u> Unit 11300: 5,248 SF	✚ <u>Available:</u> June 1, 2026
✚ <u>Rent:</u> Please Contact Listing Agent	✚ <u>Parking:</u> Ample surface stall parking
✚ <u>Additional Rent:</u> \$17.09 PSF estimated (water not included)	

## CO-TENANTS



## DEMOGRAPHICS

	1 KM	3 KM	5 KM	RICHMOND
2025 Population	1,607	18,785	49,317	244,358
2030 Population (Estimated)	1,612	19,252	50,661	261,694
2025 Daytime Population	2,014	17,368	47,498	287,666
2025 Average HH Income	\$156,952	\$134,994	\$136,473	\$123,195

## CONTACT

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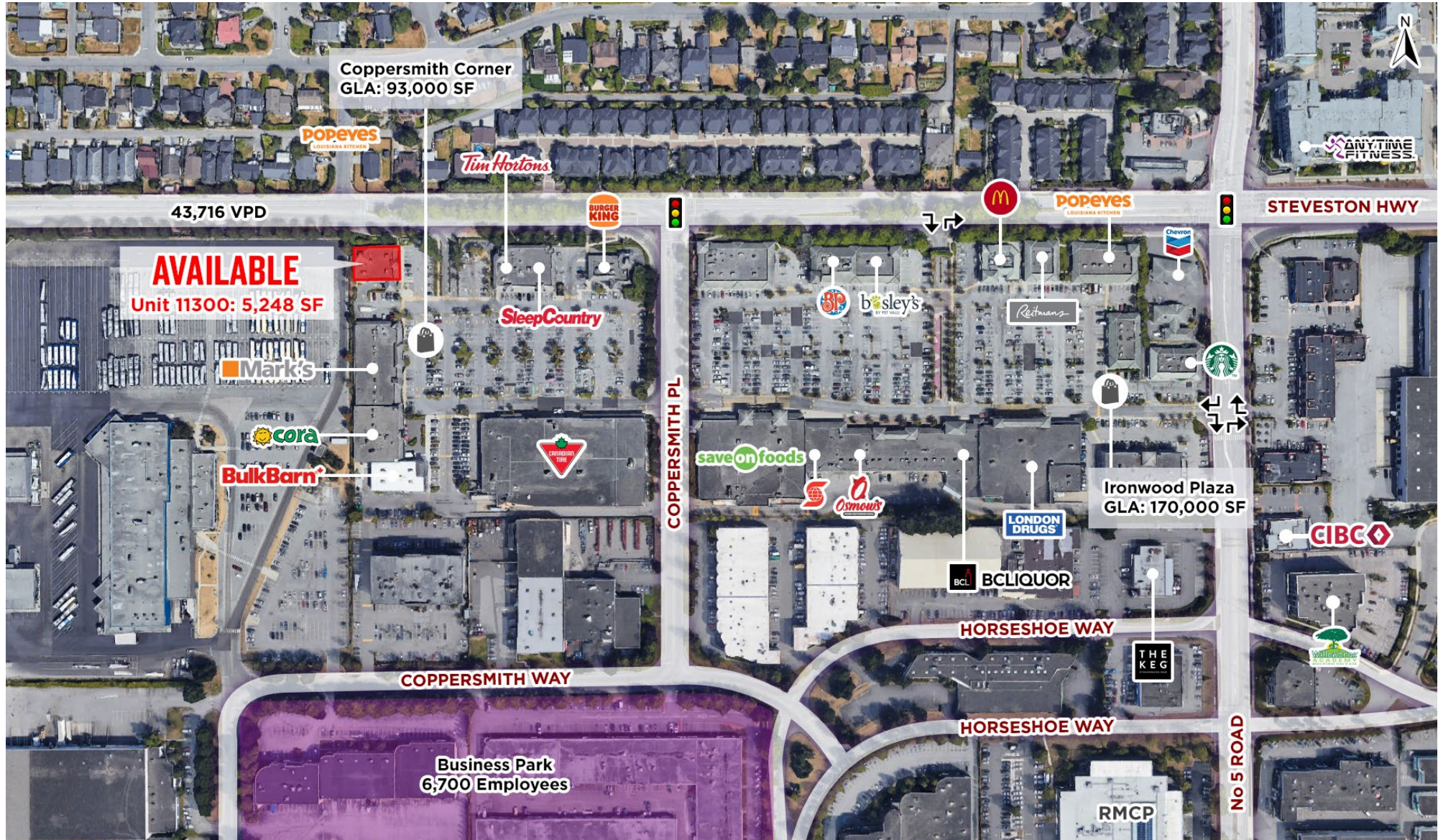


# AERIAL



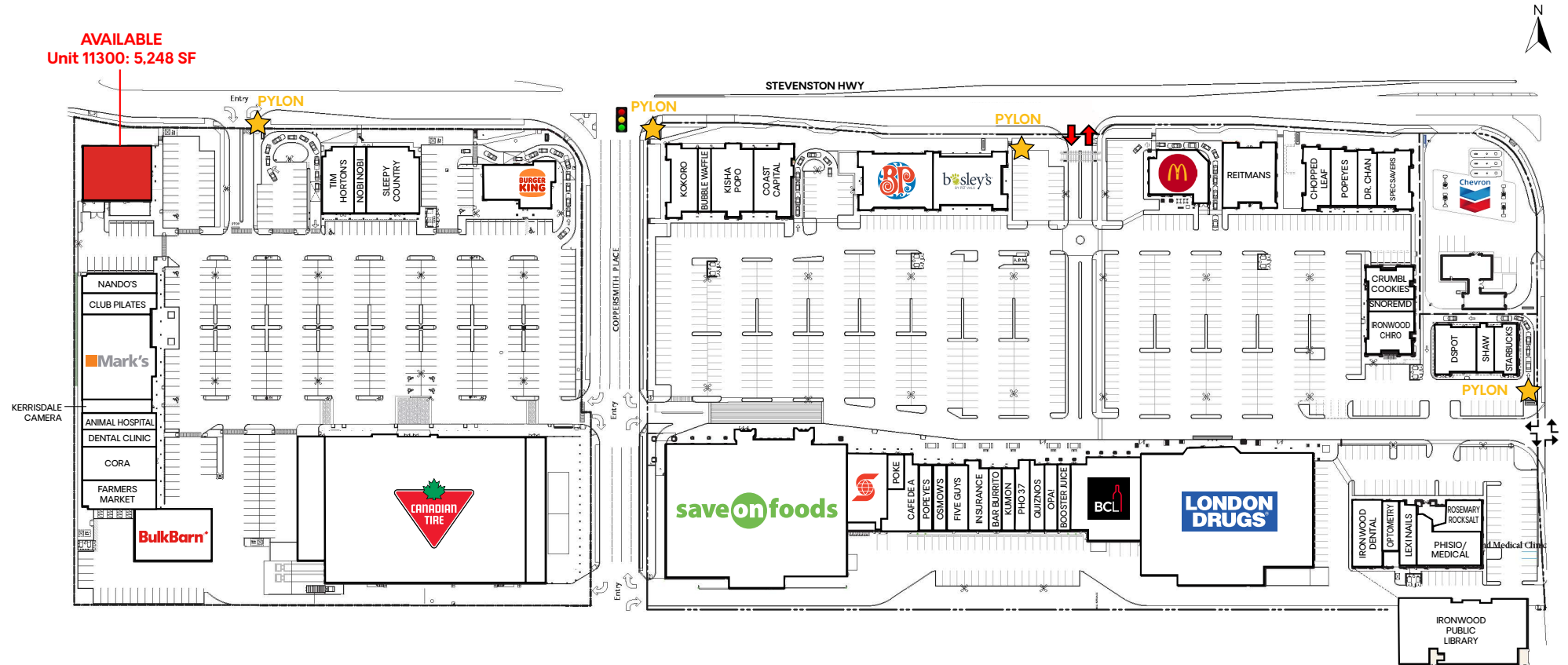


# ZOOMED AERIAL





# SITE PLAN





# PHOTOS

