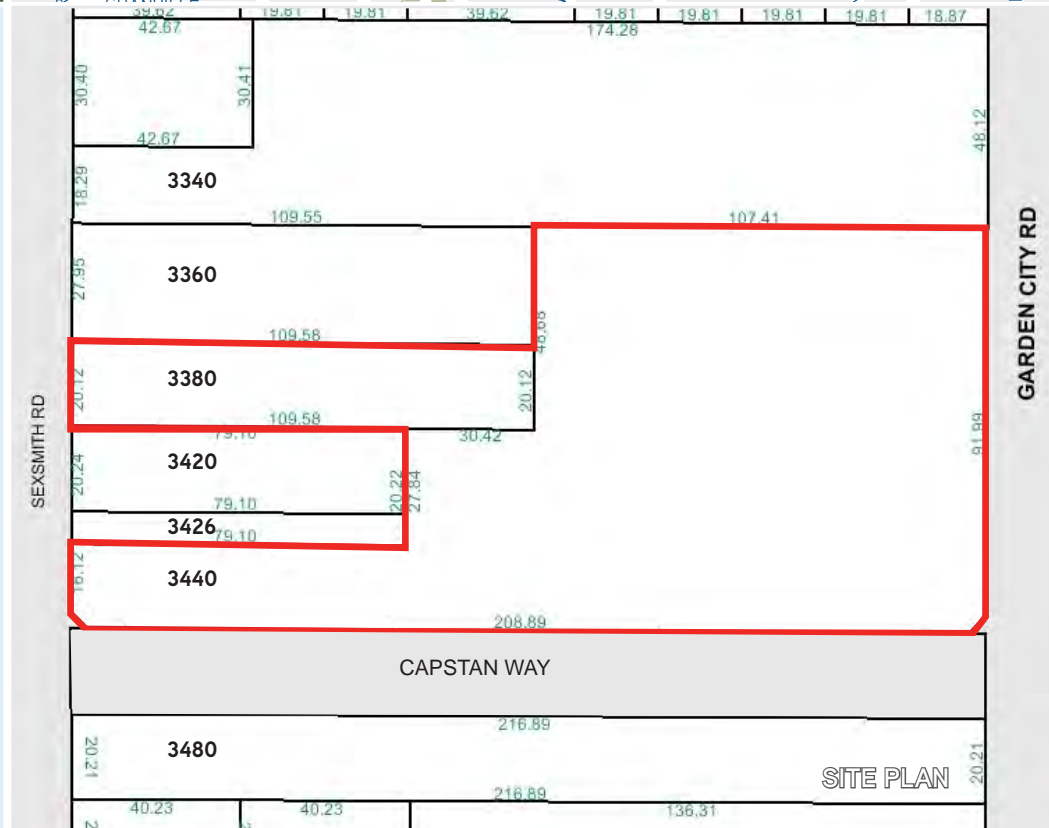


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**Transit-Oriented  
 Capstan Village  
 Development Site**

**3380 & 3440 Sexsmith Road  
 Richmond, BC**

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**DEVELOPMENT HIGHLIGHTS**

- › Multi-family development opportunity with potential to achieve significant density
- › Large 3.84 acre site allows flexibility for future development
- › Desirable central location in Richmond's City Centre with close proximity to shops, services, restaurants and public transit
- › Located a short distance from the future Canada Line Capstan Station
- › Strong assembly potential with neighbouring properties

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LOCATION

The 3.84-acre property is located on the north side of Capstan Way between Garden City Road and Sexsmith Road in Richmond's City Centre, just blocks from the potential future Capstan Canada Line Station. This area is undergoing tremendous growth due to Richmond's City Centre Area Plan (CCAP). In addition to transit, the Property offers excellent access to Highway 99 and YVR.

IMPROVEMENTS

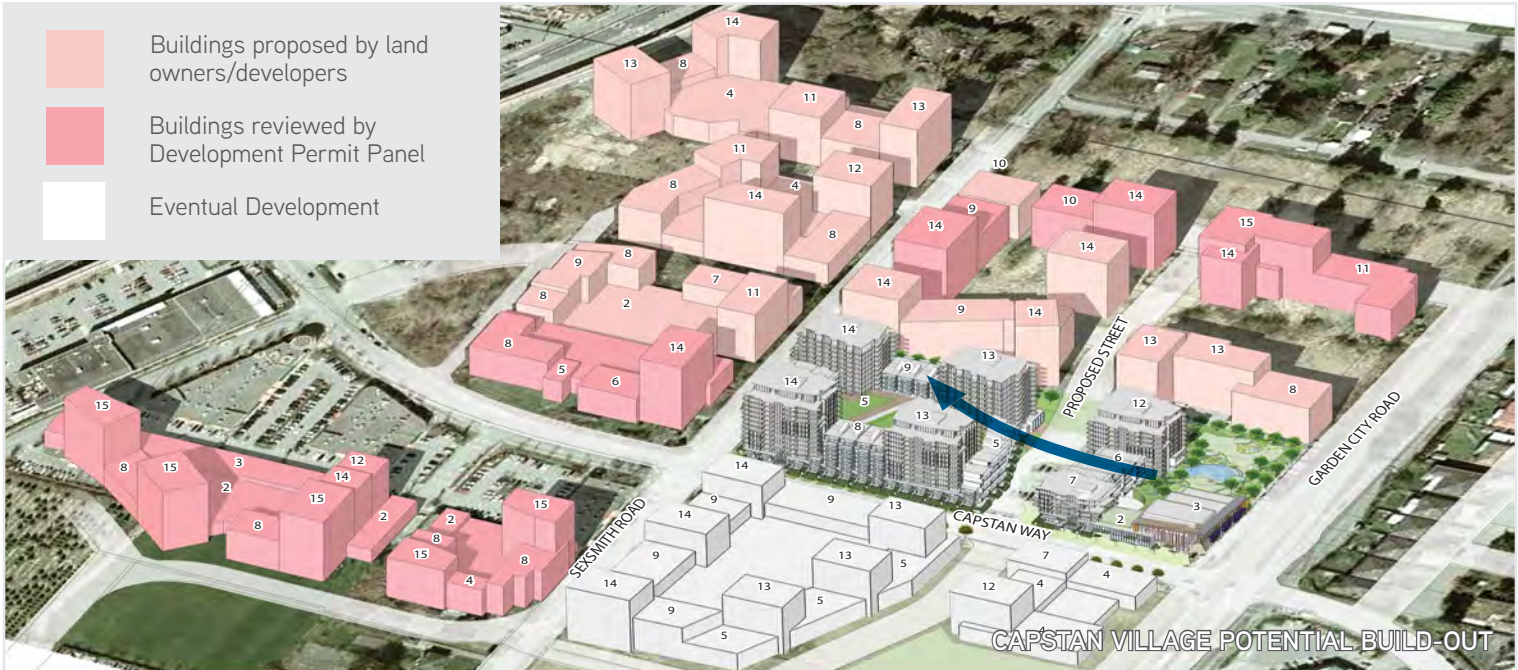
The property at 3440 Sexsmith is currently improved with a paved parking lot currently used by TransLink as the Sexsmith Park & Ride; while 3380 Sexsmith is improved with a single-family home.

ZONING AND NEIGHBOURHOOD PLAN

The current zoning for the Property is School and Institutional Use (SI); however, this zoning represents an under-utilization of the site. The most applicable land use policy to determine the development potential of the Property is the Richmond City Centre Area Plan (CCAP).

Within the City Centre Area Plan, the western half of the Property is designated as Urban Centre T5 (35m), while the eastern portion is designated as General Urban T4 (25m). The Urban Centre T5 and General Urban T4 designations provide for mixed-use, residential use, hotel, office, retail trade and services, institutional, recreation, studio, community and accessory uses.

The Property is located within an area designated by the CCAP as Capstan Village. The CCAP envisions Capstan Village as a mixed-use, waterfront arts community, comprised of residential and commercial land uses. The potential build-out for Capstan Village is estimated to be between 5,800 and 6,900 residential units, home to 12,000 to 14,000 residents.



SITE SIZE

3380 Sexsmith Road	143,488 SF
3440 Sexsmith Road	23,694 SF
Total	167,182 SF

ASSEMBLY POTENTIAL

There exists the potential to assemble a number of neighbouring lots to the west of the Property that front Sexsmith Road.

LEGAL

Lot "C" except portions in: Firstly: Parcel "A" (Reference Plan 29821), Secondly: Plan LMP21336 Block 5 north Range 6 West New Westminster District Plan 18227 PID: 003-934-381

South 66 Feet Lot 23 Except: The East 414.3 Feet; Sections 27 And 28 Block 5 North Range 6 West New Westminster District Plan 3404 PID: 007-474-881

OFFERING PROCESS

Interested parties are encouraged to submit offers to Colliers by no later than 4:00 pm on November 5, 2014 on the Vendor's standard offering form, available upon request. Due diligence information is available to all qualified parties upon the execution of a confidentiality agreement. For further information, please contact the listing brokers.

