FOR SALE & LEASE

Freestanding Restaurant For Sale or Lease

8340 Westminster Highway, Richmond, BC

A Rare Richmond City Centre Corner Freestanding Building

20 Potential
Parking Stalls

2 Points
of Ingress & Egress

2,286 SF
Building Area

12,056 SF
Corner Land Size

CDT1 Zoning





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REAL ESTATE GROUP

Macdonald
COMMERCIAL

THE OPPORTUNITY

A Rare City Centre Food Service Corner

Luk Real Estate Group presents the opportunity to purchase or lease a freestanding, single-tenant restaurant building on an approximately 12,056 SF corner site at the signalized intersection of Westminster Highway and Cooney Road, in the heart of Richmond City Centre.

Occupied by Pizza Hut, the property offers hard corner exposure, frontage on two streets, pylon signage and its own surface parking — 20 potential stalls with two points of ingress and egress.

Built For Food Service

Existing restaurant use, strong visibility and easy in-and-out access suit food and beverage, quick-service and café operators. Available to owner-users and investors for purchase, or to operators for lease.

"Own Your Corner In City Centre"



PROPERTY HIGHLIGHTS

- 20 Potential on-site parking stalls for staff and customers
- Two Points of Ingress & Egress for easy in-and-out for dine-in, takeout and delivery
- Frontage on Westminster Highway and Cooney Road
- ~12,056 SF Corner Site
- Corner Exposure & Pylon Signage
- Signalized Hard Corner
- Established Restaurant Use



SALIENT FACTS

Civic Address	8340 Westminster Highway, Richmond, BC
PID	000-820-733
Current Zoning	CDT1 – Downtown Commercial
Building Size	2,286 SF*
Land Area	12,055.58 SF (0.28 acres)*
Land-use	Richmond 2050 OCP: Downtown Mixed-Use - Tier 2
	Brighouse Village Plan: Urban Core T6 (45 m)
Potential Density	Richmond 2050 OCP (Tier 2): 4.0 FAR, up to 12 storeys
	Brighouse Village (Urban Core T6): 3.0 FAR (non-residential); 3.0 FAR residential mixed-use (Base: 2.0 FAR + Affordable Housing Bonus: 1.0 FAR)
Property Description	Freestanding restaurant
Frontage (approx.)	48.98 FT along Westminster Highway 155.18 FT along Cooney Road
Parking & Access	20 potential stalls; 2 points of ingress & egress
Tenant	Pizza Hut – contact agents for lease details
Property Taxes (2026)	$30,170.54

Sale Price	**Contact the Listing Agent**
Lease Rate	**Contact the Listing Agent**
Additional Rent	**$17.00/SF/Annum (2026 est.)**

**Purchaser to verify if deemed necessary*

OWNER-OCCUPIER OPPORTUNITY

Built As A Restaurant — Zoned For Much More

Food service is a natural fit, but the property's CDT1 Downtown Commercial zoning provides for a broad range of commercial, service, business, healthcare, and entertainment uses typical of a city centre.

The freestanding 2,286 SF building, pylon signage, 20 potential parking stalls and two points of ingress and egress give occupiers rare flexibility.

40+ Permitted Uses

From clinics and banks to learning centres, studios and showrooms, the site can be reimagined for a wide range of businesses.

"One Corner, Many Possibilities"

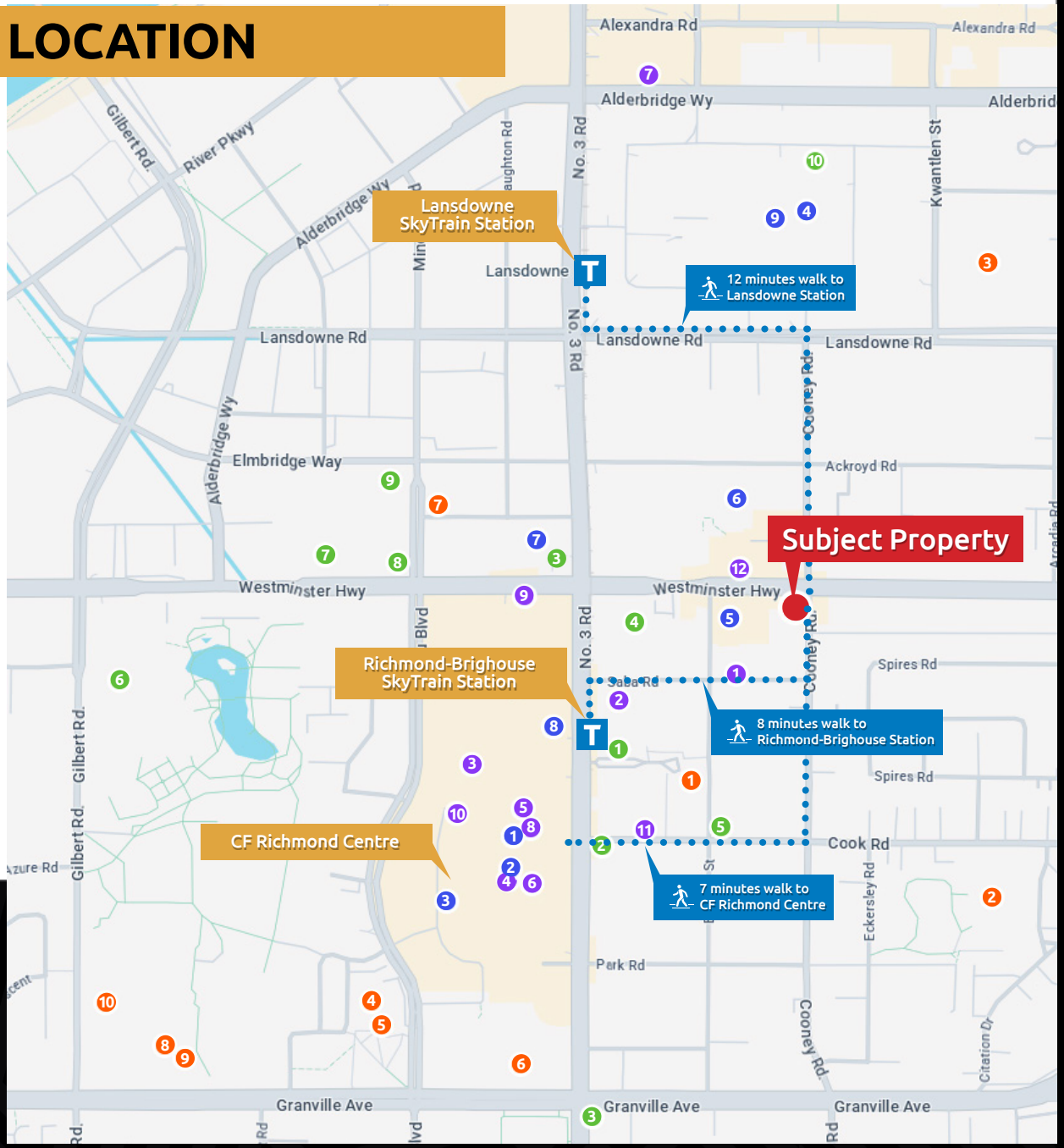


POTENTIAL USES

- Medical & Dental Clinic
- Retail & Showroom
- Bank & Financial
- Professional Office
- Learning Centre
- Fitness Studio
- Salon & Spa
- Veterinary & Pet Care

**Uses may be outright or conditionally approved. Purchaser to verify if deemed necessary.*

LOCATION



A City Centre Dining & Retail Node

DINING

1 Matcha Cafe Maiko
2 Hokkaido Ramen Santouka
3 Subway
4 A&W Canada
5 Starbucks Coffee Company
6 Tim Hortons
7 Big Way Hot Pot (Richmond)
8 Cactus Club Cafe
9 Kirin Seafood Restaurant
10 Hello Nori - Richmond
11 Miion Café
12 Beijing Hot Pot Restaurant

SHOPPING

1 Aritzia
2 MUJI Richmond Centre
3 Sport Chek
4 MINISO
5 Richmond Public Market
6 PriceSmart Foods
7 London Drugs
8 Shoppers Drug Mart
9 Lansdowne Centre

SERVICES

1 Scotiabank
2 RBC Royal Bank
3 TD Branch and ATM
4 Bank of China
5 Richmond Dental Centre
6 Richmond Hospital
7 Sheraton Vancouver Airport Hotel
8 Vancouver Airport Marriott Hotel
9 Hilton Vancouver Airport
10 Evolve Strength Lansdowne

AMENITIES

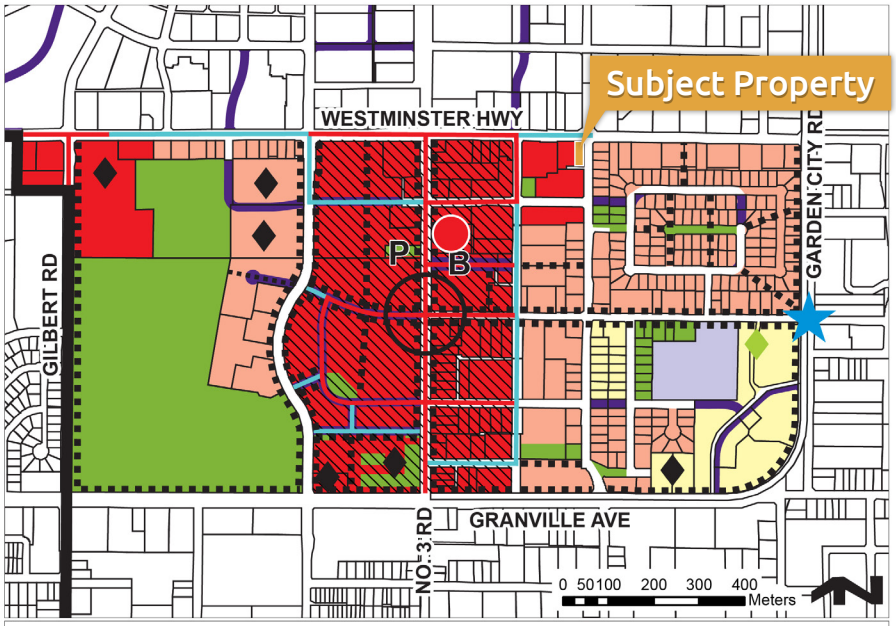
1 Maple Hill School
2 William Cook Elementary
3 Kwantlen Polytechnic University Richmond
4 Richmond Public Library, Brighouse Branch
5 Richmond Art Gallery
6 Richmond City Hall
7 City Centre Community Centre
8 Minoru Centre for Active Living
9 Minoru Park
10 Richmond Tennis Club

INTRINSIC LAND VALUE LAND USE DESIGNATION

Brighouse Village Plan – Urban Core (T6)

The City Centre Area Plan's most intensive transect, to a maximum building height of 45 metres. Up to 3.0 FAR for non-residential uses, or 3.0 FAR for residential mixed-use (2.0 FAR base + 1.0 FAR Affordable Housing Bonus).

Specific Land Use Map: Brighouse Village (2031) *Bylaw 10190 2022/07/18*



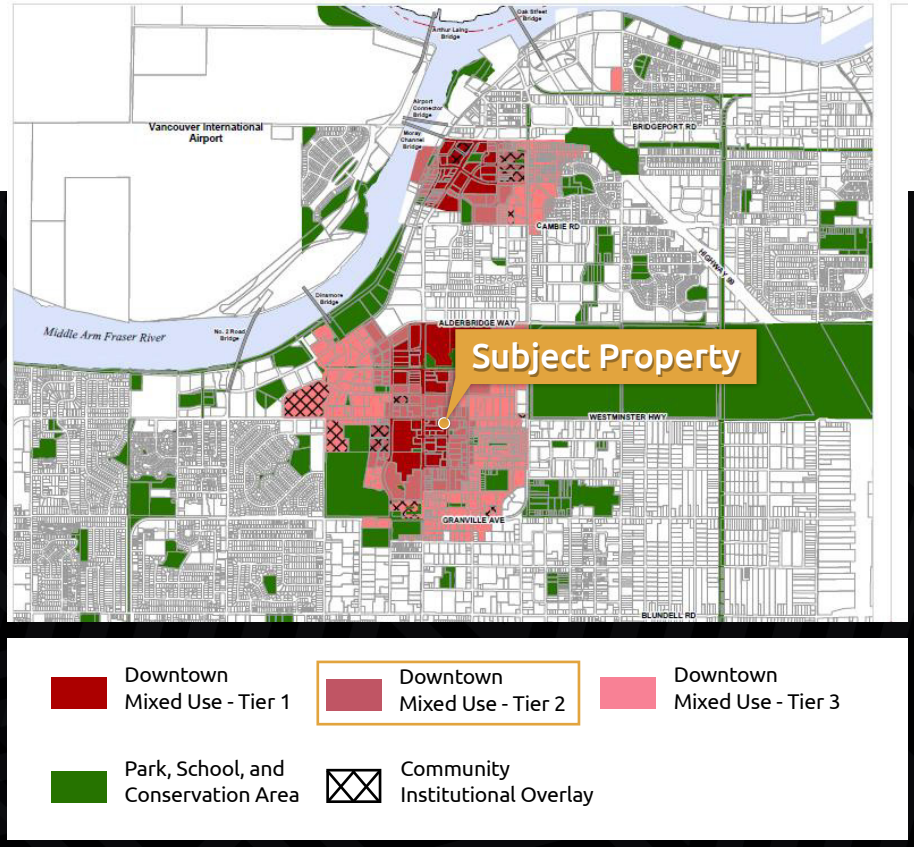
Bylaw 10020 2019/05/21 Maximum building height may be subject to established Airport Zoning Regulations in certain areas.

Under the Brighouse Village specific land use map of Richmond's City Centre Area Plan, the Property is designated Urban Core (T6), the plan's most intensive transect, to a maximum building height of 45 metres. The designation carries a maximum average net development site density of 3.0 FAR for non-residential uses and 3.0 FAR for residential and mixed-use development — a 2.0 FAR base plus a 1.0 FAR Affordable Housing Bonus. Maximum building height may be subject to established Airport Zoning Regulations, and Richmond's Aircraft Noise Sensitive Development (ANSD) Policy.

INTRINSIC LAND VALUE
LAND USE DESIGNATION

Richmond 2050 OCP – Downtown Mixed-Use Tier 2

Contemplates mixed-use, apartment and commercial development of up to 12 storeys at a typical density of 4.0 FAR, with purpose-built rental encouraged.



The Richmond 2050 Official Community Plan designates the Property Downtown Mixed-Use - Tier 2. Tier 2 contemplates mixed-use, apartment and commercial development of up to 12 storeys at a typical density of 4.0 FAR, with purpose-built rental housing encouraged.

PROPERTY & NEIGHBORHOOD PHOTOS

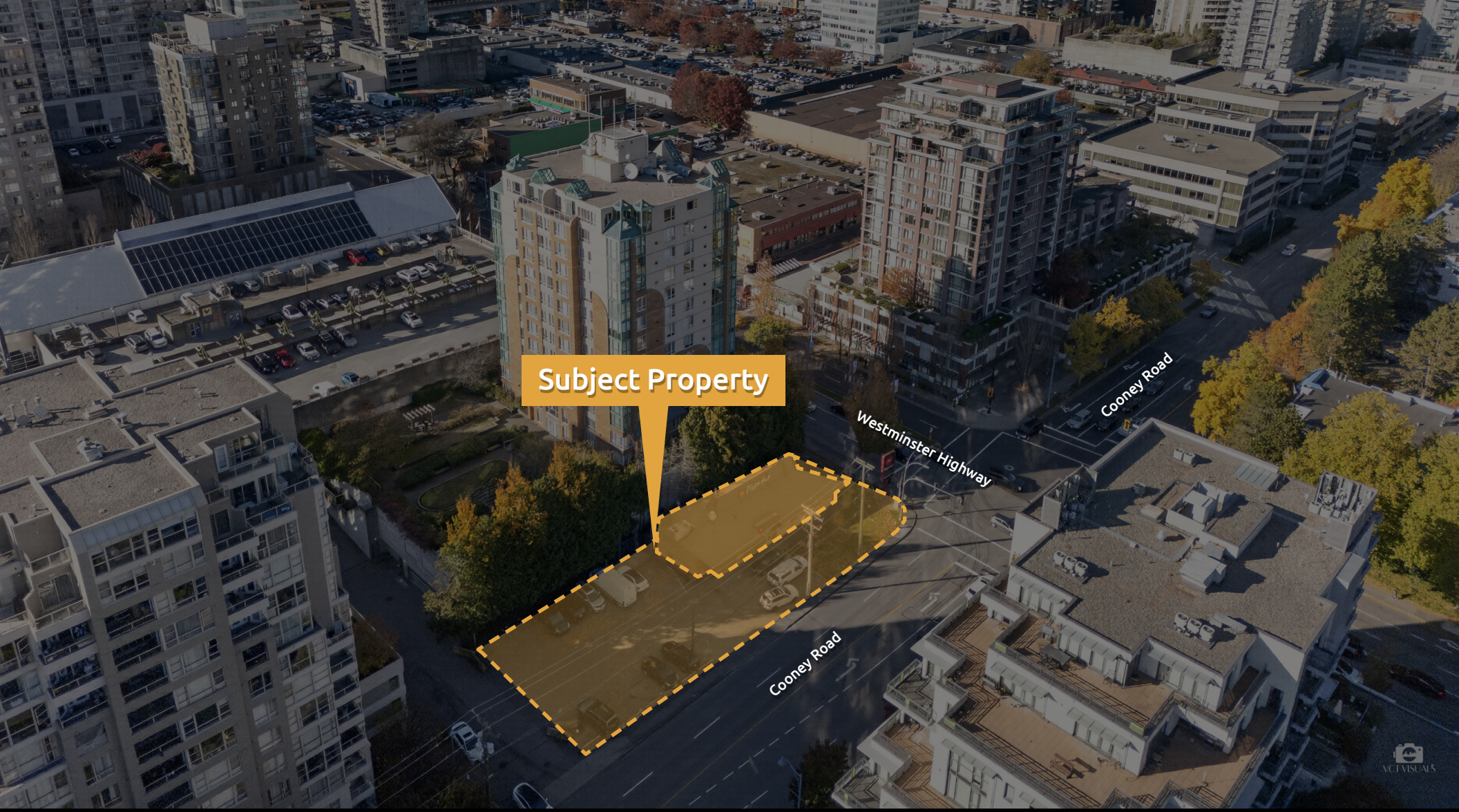












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