



**CF**  
Richmond Centre

The heart of the city.  
The heart of Richmond.

**AT CADILLAC FAIRVIEW WE  
DON'T JUST BUILD SHOPPING  
CENTRES OR CONDOMINIUMS.  
WE TRANSFORM COMMUNITIES  
FOR A VIBRANT TOMORROW.**

Located at the intersection of Westminster Highway and No. 3 Road, CF Richmond Centre is located at the geographic centre of Richmond. Adjacent to City Hall, Minoru Park and serviced by the last stop on Skytrain's Canada Line, CF Richmond Centre functions as the retail, dining and service hub for the entire community.

With the residential towers and high street retail designed to encircle a signature events plaza, CF Richmond Centre will become the cultural and lifestyle heart of the city of Richmond.

Upon completion CF Richmond Centre will become a 3.3 million square feet fully integrated residential, lifestyle and retail mixed use development that caters to the immediate dining and retail needs of the city of Richmond and beyond.



# BUILDING ON A STRONG FOUNDATION

EXISTING 1.1M SF REGIONAL SHOPPING CENTRE,  
ANCHORED BY HUDSON'S BAY, ZARA,  
SPORT CHEK AND H&M.

## PHASE 1

**Completion by 2025**

**1.1m sf** - Mixed-use Development

**130k sf** - New Retail Development

**1400** - Underground parking stalls

**1100** - Retail parking stalls

**7** - New residential towers

## PHASE 2

**Completion by 2028**

**1.2m sf** - Mixed-use Development

**120k sf** - New Retail Development

**1300** - Underground parking stalls

**672** - Retail parking stalls

**5** - New residential towers





## RICHMOND RESIDENTIAL GROWTH

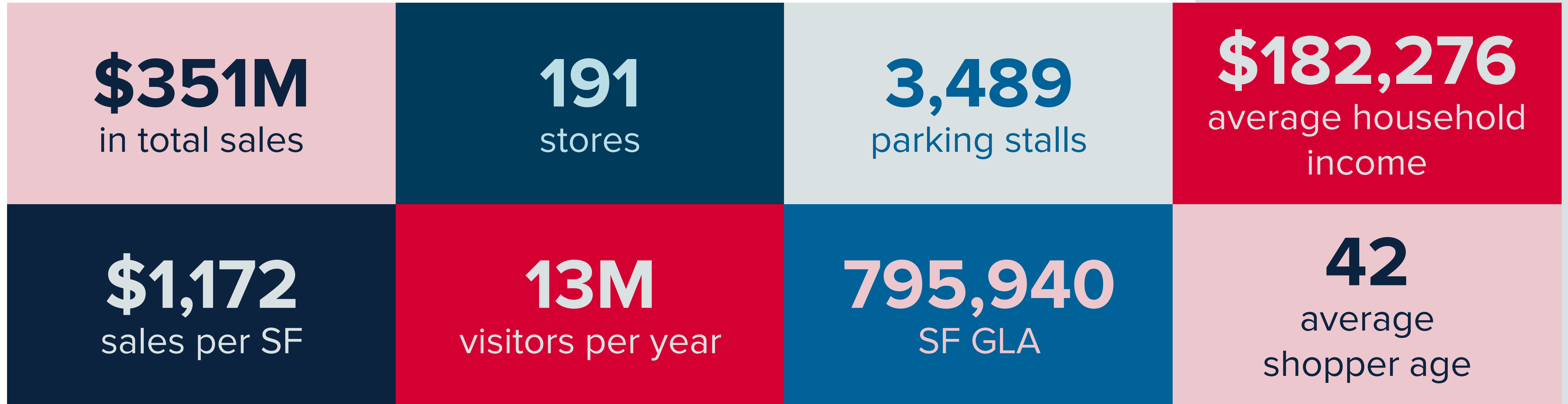
- Situated at the terminus of the Canada Line and the hub of City Centre, CF Richmond Centre is ideally positioned to capitalize on the city's explosive condominium and population growth.
- **42,000 new homes** will be constructed in Richmond between now and 2041, representing a **39% increase** in Richmond's housing inventory.
- **6,757 new condominiums** have already been completed, accommodating approximately 18,300 people; not including the additional **±2000 new residential units being built at CF Richmond Centre**.
- 64% of these homes are located **within a 2km radius of CF Richmond Centre**.
- **Average home prices of \$830K and \$2.2M** for the condominiums and single-family detached homes, respectively.

## TRADE WEALTH & SPENDING

- Average household income in Richmond is **\$182,276**; more than double the national average of \$71,903.
- Average household wealth surrounding Richmond is **\$901,000**; 3rd in Cadillac Fairview's portfolio.



# CF RICHMOND CENTRE AT A GLANCE



## VANCOUVER AT A GLANCE

- **2.7M+** population
- **3rd largest metropolitan** area in Canada
- **Over 11M people visited Vancouver** in 2019
- 57% of the population is between 25 and 54 with a **median age of 40**

# CF SNAPSHOT

**> 3000**  
stores

**35 MILLION**  
**SQ.FT.**  
of leasable space

**> \$200**  
sales / sq.ft. higher  
than the national  
average

**18**  
shopping  
centres

**\$42B**  
portfolio

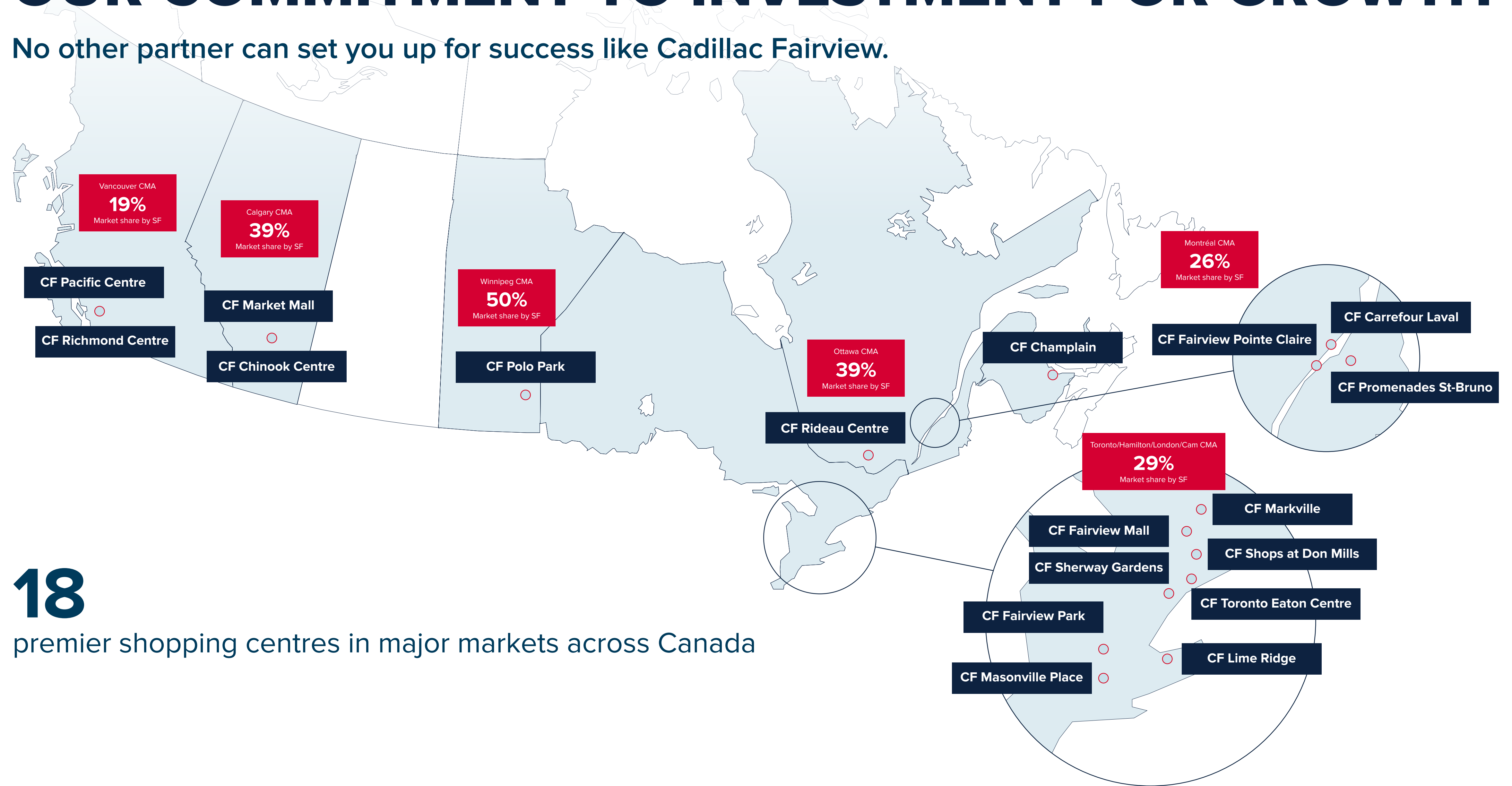
**BILLIONS**  
invested in  
development and  
innovation in the  
last 10 years

**> 1/3 OF**  
**CANADIANS**  
(38%) live within a  
20min. drive to a  
CF shopping centre

**250 MILLION**  
people visit our  
CF shopping centres  
every year

# OUR COMMITMENT TO INVESTMENT FOR GROWTH

No other partner can set you up for success like Cadillac Fairview.

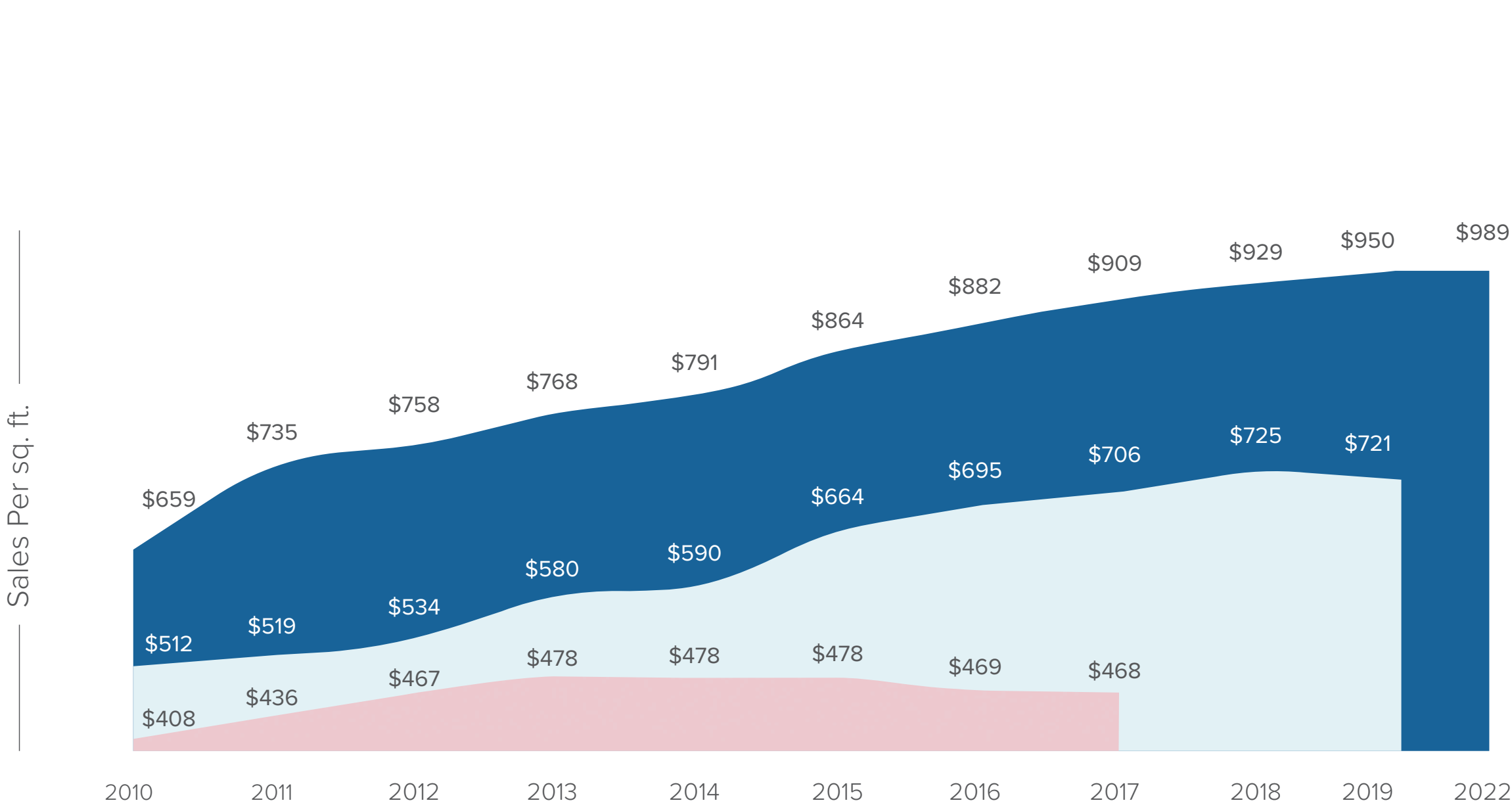


**18**  
premier shopping centres in major markets across Canada



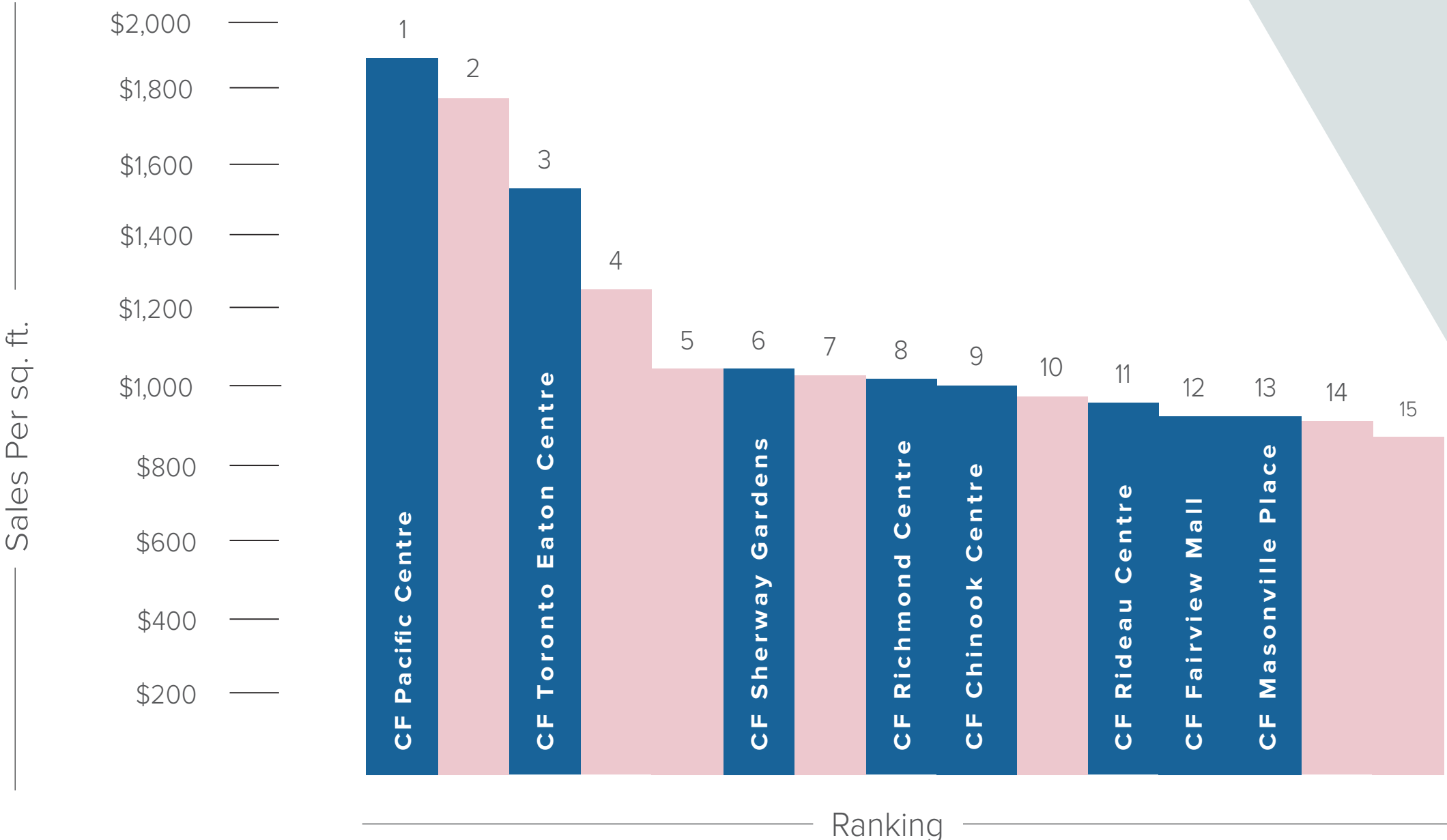
# OUR STRENGTH IS IN THE NUMBERS

We own more than half of the best shopping centres in the country.



- CF Sales PSF (CA\$), (2022)
- ICSC CAN Sales PSF (CA\$), (2019)
- ICSC US Sales PSF (US\$), (2019)

\$989 PSF New Portfolio Average



- Cadillac Fairview Shopping Centres
- Competitor Centres

Sources: ICSC Canadian Mall Performance 2019. Sales PSF for the calendar year ending December 31, 2019 incl. Apple/Tesla where applicable.

# CF Cadillac Fairview

Cadillac Fairview is one of the largest owners, operators and developers of best-in-class office, retail and mixed-used properties in North America. The Cadillac Fairview portfolio is owned by the Ontario Teachers' Pension Plan, a diversified global investor that administers the pension of more than 327,000 active and retired school teachers.

CF's real estate portfolio also includes investments in retail, mixed-use and industrial properties in Brazil, Columbia and Mexico. Valued at over \$31 billion, the Canadian portfolio includes 35 million square feet of leasable space at 68 properties in Canada, including landmark developments such as Toronto-Dominion Centre, CF Toronto Eaton Centre, CF Pacific Centre, Tour Deloitte and CF Carrefour Laval.

**We pride ourselves on having the unique ability to build and transform communities in a responsible way, seeing growth and opportunity in unique and expanding urban spaces.**



# Richmond Centre

Leasing Contact

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