



FOR LEASE

14,000 SF +/- of Retail Space

110 - 12553 BRIDGEPORT ROAD, RICHMOND

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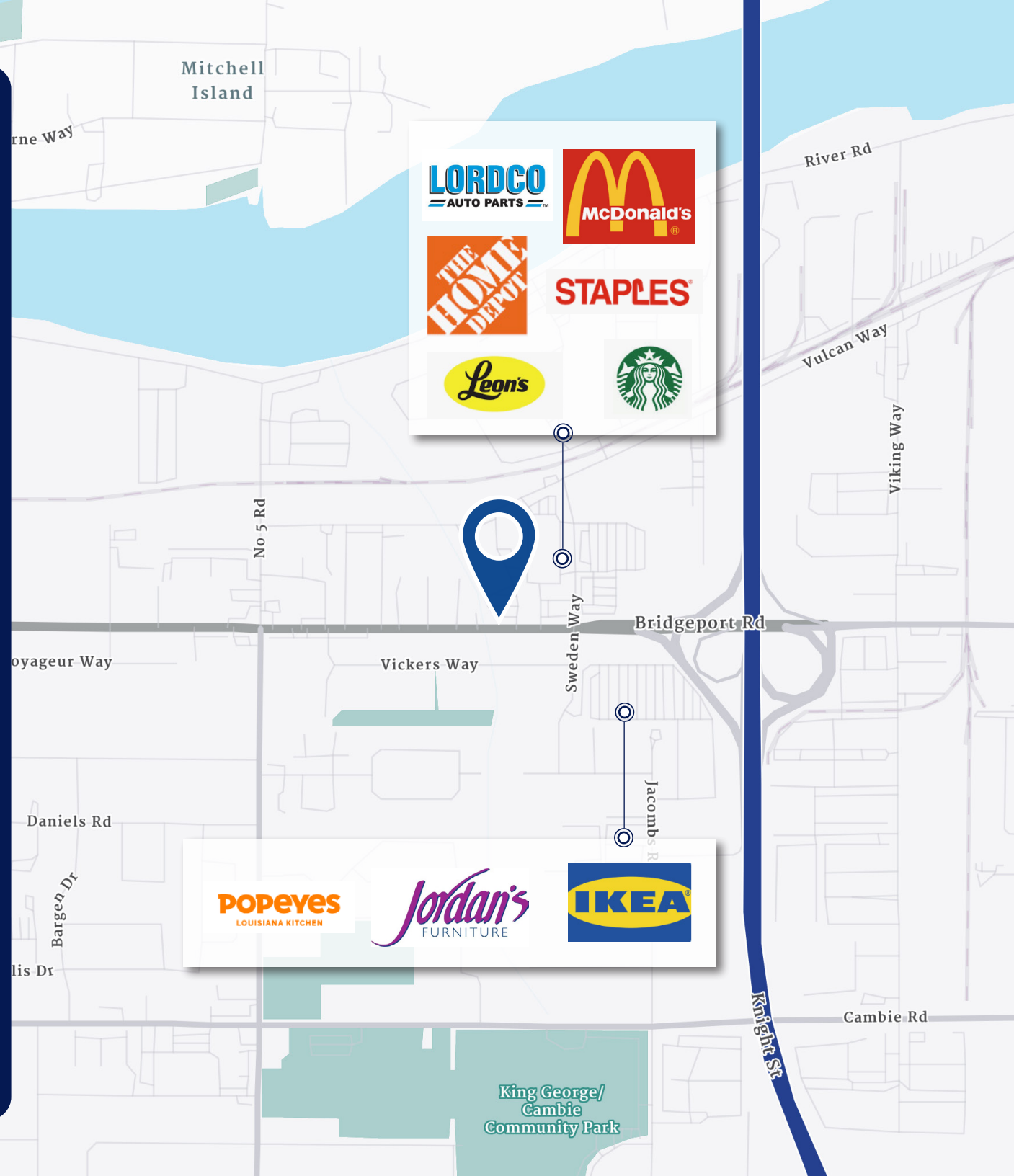


Opportunity

Opportunity to Lease Space on the Bridgeport Road Commercial Corridor. Local tenants include IKEA, The Home Depot, Staples, Jordan's Interiors and Leon's Furniture

SALIENT DETAILS

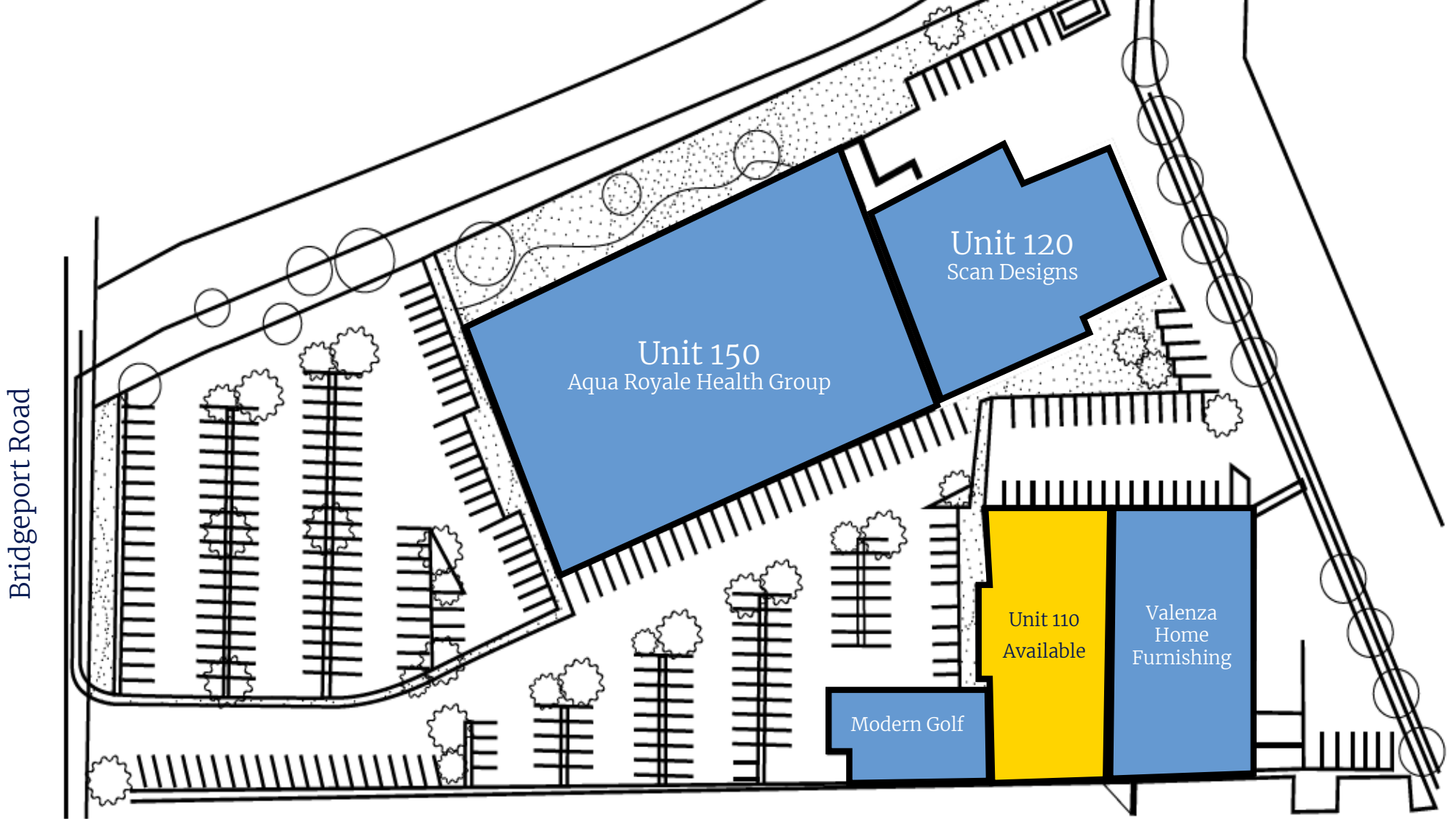
Municipal Addresses	110 - 12553 Bridgeport Road, Richmond, BC
Legal Descriptions	Parcel Identifier: 003-716-554 LOT 29, BLOCK 5N, PLAN NWP41402, SECTION 19, RANGE 5W, NEW WESTMINSTER LAND DISTRICT
CRU	110
Gross Rentable Area (+/-)	14,000 SF +/-
Parking	Over 300 stalls
Availability	May 1st, 2025
Signage	Prominent building + pylon signage potential
Asking Rate	\$25.00 PSF/ per annum
Additional Rent	\$8.86 PSF (2024 Estimate)
Access/ Egress	Bridgeport Road: Right in; Right out Vulcan Way: Two access points; all -directional
Zoning	The property is governed by the IR1 zoning bylaw






Location Overview


The property is located along the busy Bridgeport Road Commercial Corridor adjacent to numerous other strong drawing retailers.


The project comprises 80,205 square feet of large format retail space. Current tenants include, Aqua Royale Health Group, Scan Designs, Valenza Home Furnishing and Modern Golf.



Highlights

-  Neighbored by some of the country's strongest drawing retailers including: IKEA, Staples, Home Depot, Jordan's Interiors, Leon's Furniture, Starbucks and McDonalds.
-  An abundance of surface parking with over 300 stalls
-  Pylon signage with strong exposure along South Faser Way

 Easy access from Bridgeport Road and Vulcan Way

 Well serviced by public transit



WALK SCORE



BIKE SCORE

Gallery



Demographics



Drive time: 7 minutes (2023)

Total Population 39,055

Average Household Income \$124,383

Total Households 12,987

Drive time: 12 minutes (2023)

Total Population 240,316

Average Household Income \$111,046

Total Households 92,021

Drive time: 17 minutes (2023)

Total Population 543,757

Average Household Income \$124,876

Total Households 207,952

The following demographics were taken from the subject property and obtained by HYDRA, a centralized data platform.



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