



FOR LEASE

3,615 SF +/- of
Retail Space

130 - 12551 BRIDGEPORT ROAD, RICHMOND

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Opportunity

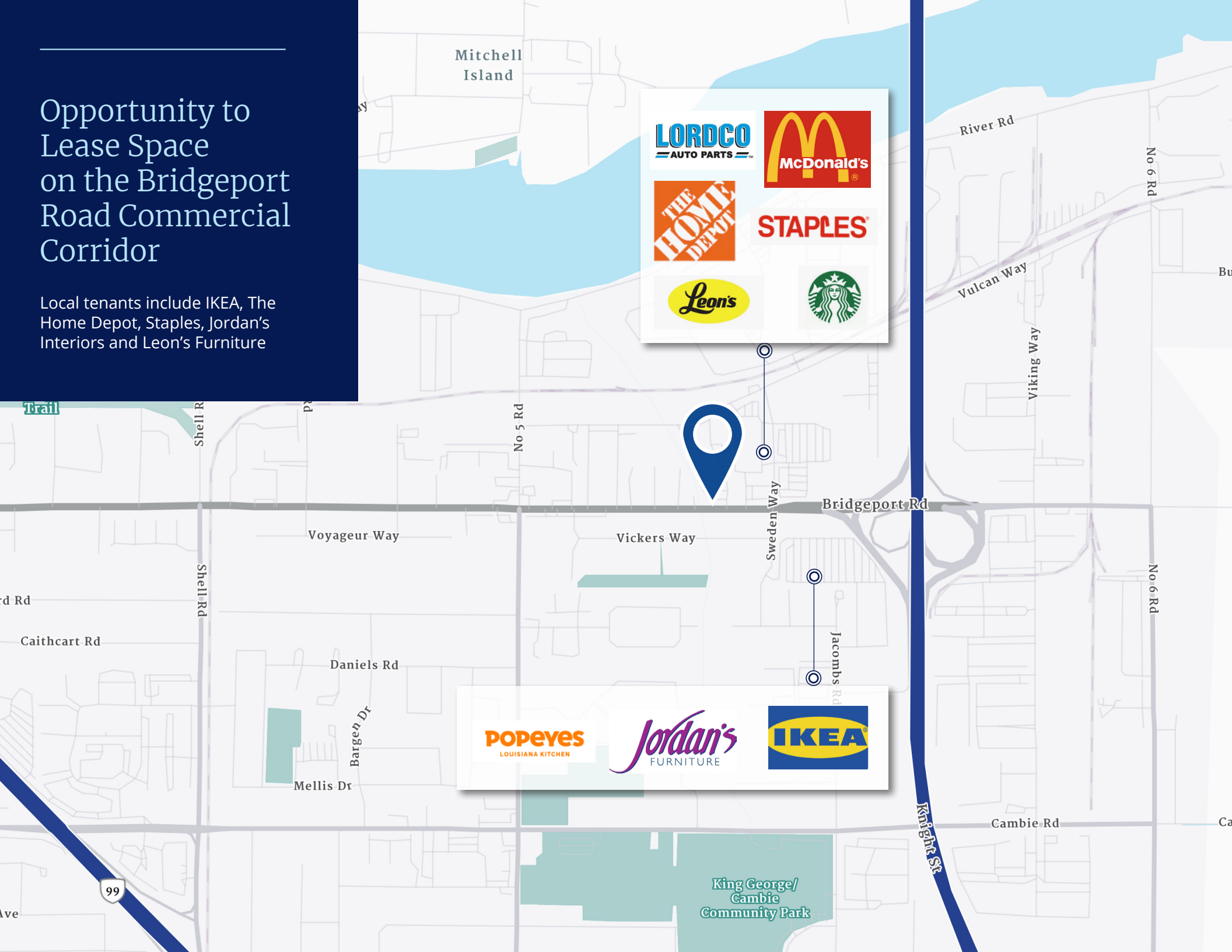
SHOPPING CENTRE DETAILS

Municipal Addresses	130 - 12551 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
Unit	130
Gross Rentable Area (+/-)	3,615 SF +/-
Parking	Over 300 stalls
Availability	Immediately
Signage	Prominent building + pylon signage
Asking Rate	\$30.00 PSF/ per annum fully net
Additional Rent (2025 Estimate)	\$9.10 PSF
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



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



Mitchell Island

LORDCO
AUTO PARTS

McDonald's

THE HOME DEPOT

STAPLES

Leon's

Starbucks

POPEYES
LOUISIANA KITCHEN

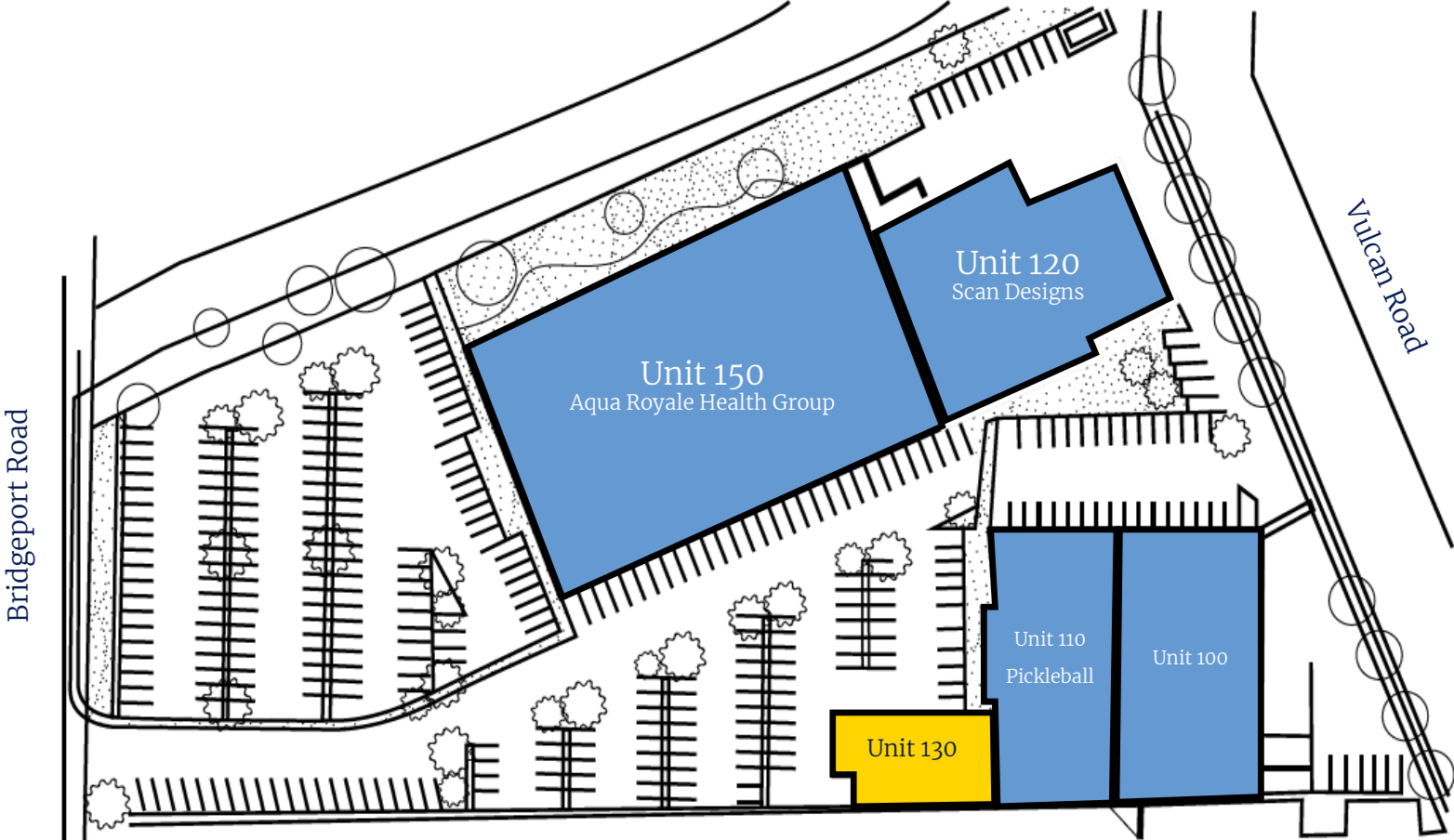
Jordan's
FURNITURE

IKEA

99

King George/
Cambie
Community Park

Site Plan



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 Dink Pickleball.



Highlights



Neighboured 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 Bridgeport Road



Easy access from Bridgeport Road and Vulcan Way



Well serviced by public transit



WALK SCORE



BIKE SCORE

Demographics

Drive time: 7 minutes (2024)

Total Population	43,093
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Average Household Income	\$124,985
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Total Households	13,709
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Drive time: 12 minutes (2024)

Total Population	266,416
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Average Household Income	\$110,992
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Total Households	97,794
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Drive time: 17 minutes (2024)

Total Population	594,846
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Average Household Income	\$124,974
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Total Households	216,043
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Demographics obtained from HYDRA, a centralized data platform.



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