

**AVISON
YOUNG**

For Lease

**Units 130 & 135 - 8010 Saba Road
Richmond, BC**



**Flexible Retail Space at 8010 Saba Road
Up to 2,832 sf Available Now!**

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Property details

TOTAL AREA

Unit 130: 1,394 sf
Unit 135: 1,438 sf
Total: 2,832 sf

AVAILABILITY

Immediate

CONFIGURATION

Units can be leased individually or combined

CONDITION

Delievered in shell condition - ready for tenant customization and improvement work

BASE RENT

Contact listing agents

ADDITIONAL RENT

\$22.19 psf (2025 est)

Property highlights

- High visibility and foot traffic - directly across from CF Richmond Centre and accessed via No. 3 Road
- Modern façade with large storefront windows and signage opportunities
- Ample street and public parking nearby
- Located in a vibrant mixed-use area

Suite highlights

Unit 135

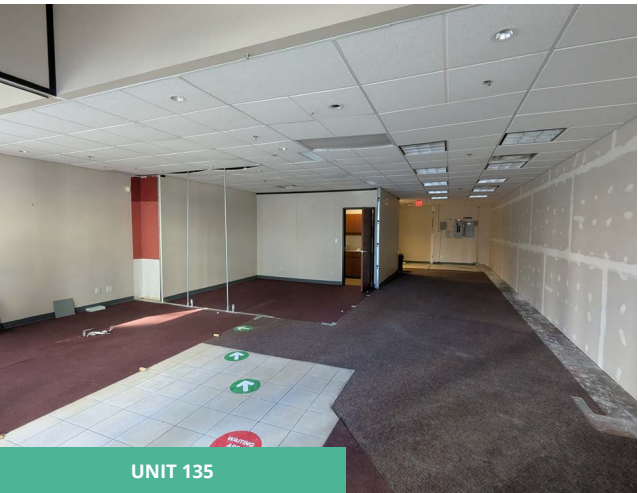
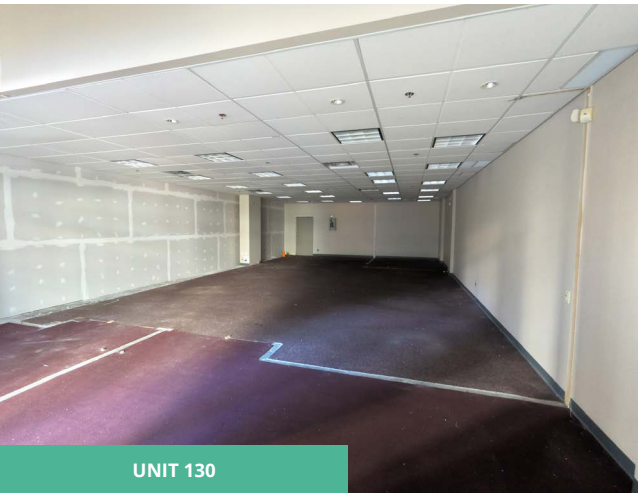
- 24.5 feet of frontage
- Two (2) parking stalls
- Private washrooms
- Kitchenette

Unit 130

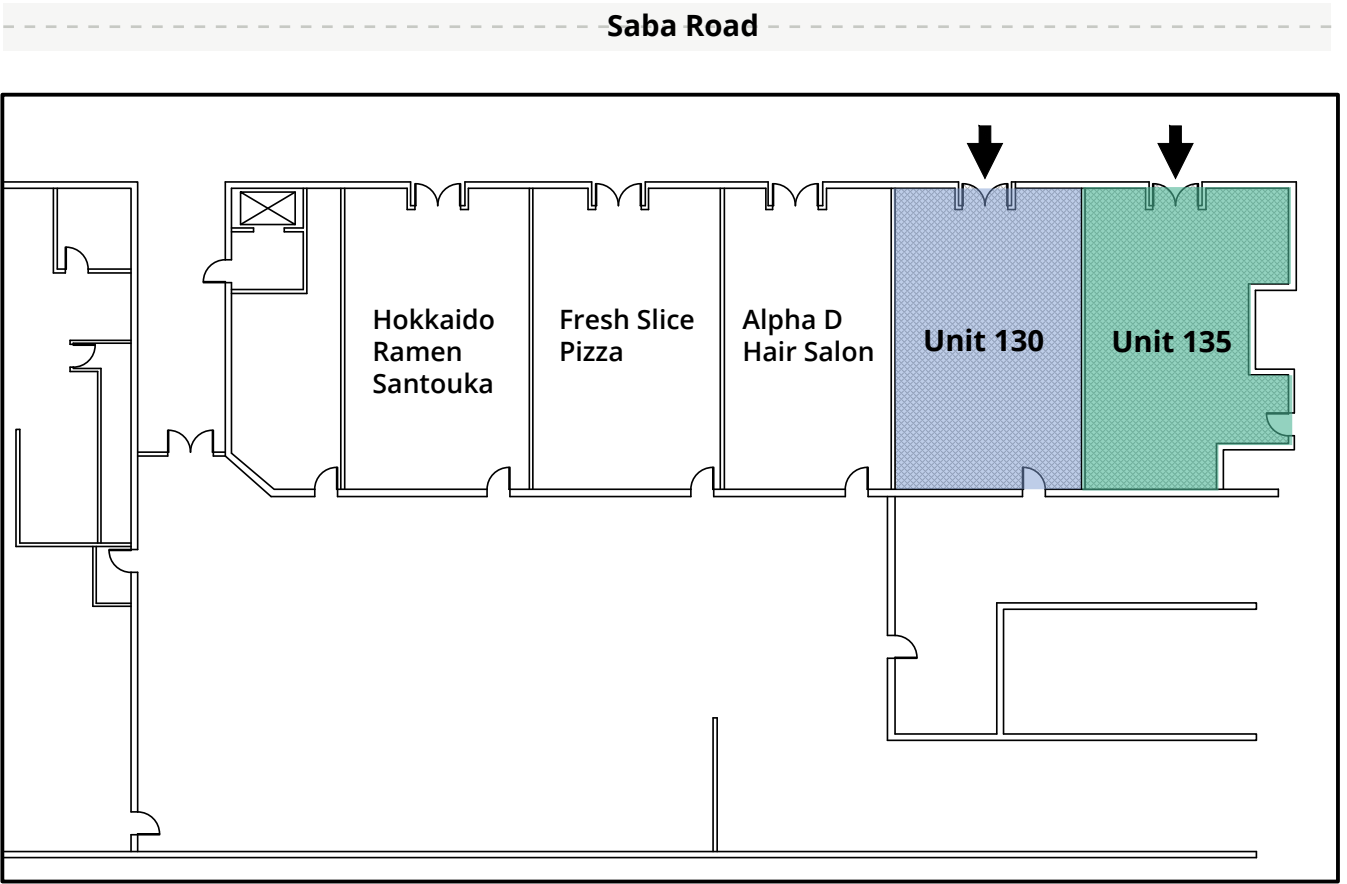
- 25' 7" of frontage
- Two (2) parking stalls
- Ready for tenant customization
- 100 AMP service

Either unit is ideal for:

- Retail, medical, professional services
- Healthy Fast Casual QSR (no kitchen venting)
- Boutique Fitness (yoga, pilates, barre)
- Creative Studios (art, pottery, photography)
- Showroom use
- Education & Enrichment (tutoring, language learning, test prep)
- Music or Dance Schools
- Tech accessories & repair
- Nutrition and supplement retail



Floorplan



Location

8010 Saba Road is centrally located in Richmond, BC, steps from:

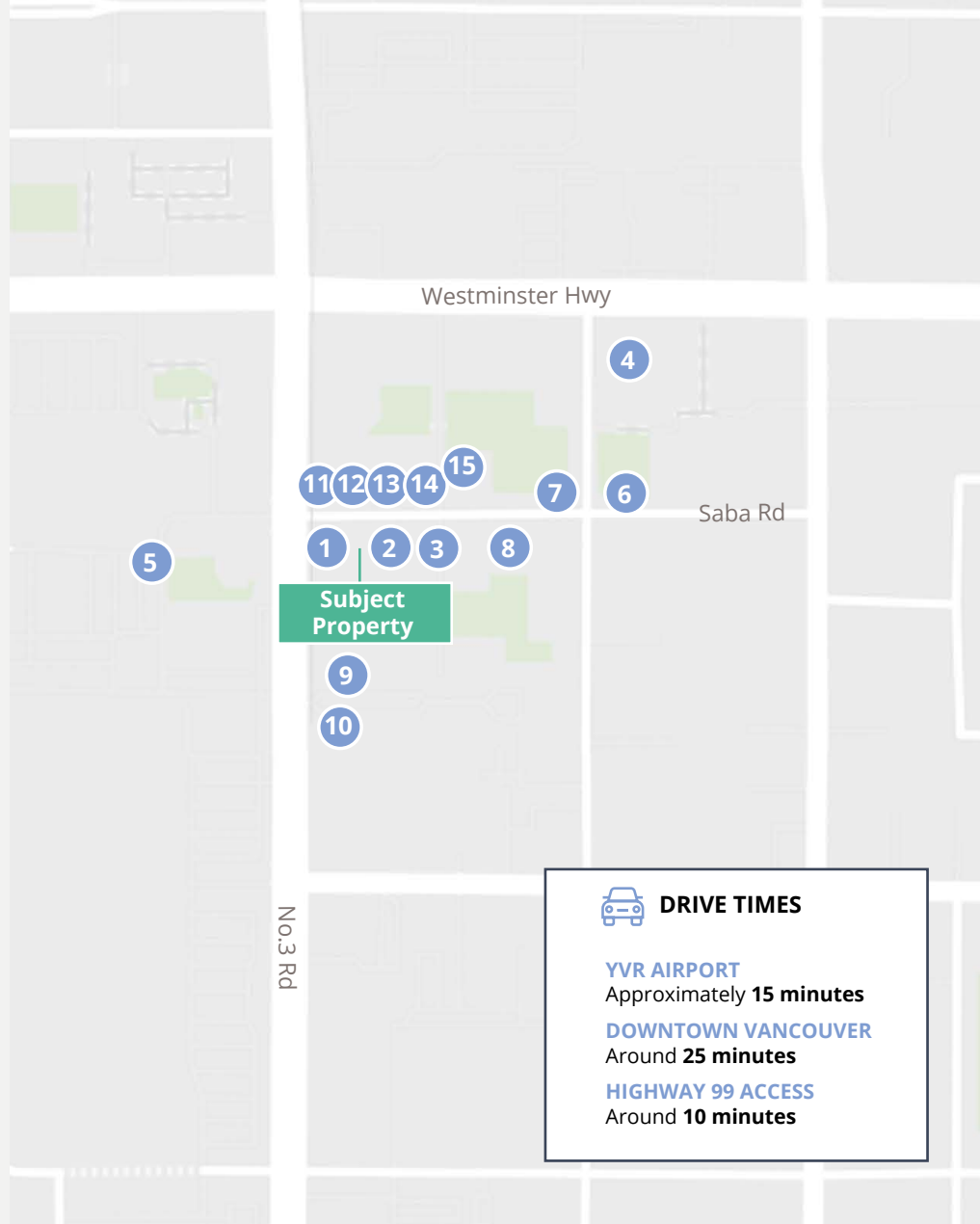
CF Richmond Centre – Premier shopping destination

Brighthouse SkyTrain Station – Rapid transit access

Richmond City Hall – Civic hub

Amenities

1. RBC
2. Freshslice Pizza
3. Alpha D Hair Salon
4. Richmond Public Market
5. CF Richmond Centre
6. Matcha Café Maiko
7. Pho M&K Vietnamese Noodle House
8. Silkway Halal Cuisine
9. Richmond Brighthouse Station
10. On The Run
11. BMO
12. Co-operators
13. Asera Dental
14. Voide Nail Studio
15. Mauve Hair



96

Walk Score
"Walker's Paradise"



81

Transit Score
"Excellent Transit"



68

Bike Score
"Bikable"

Contact for more information

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Platinum member