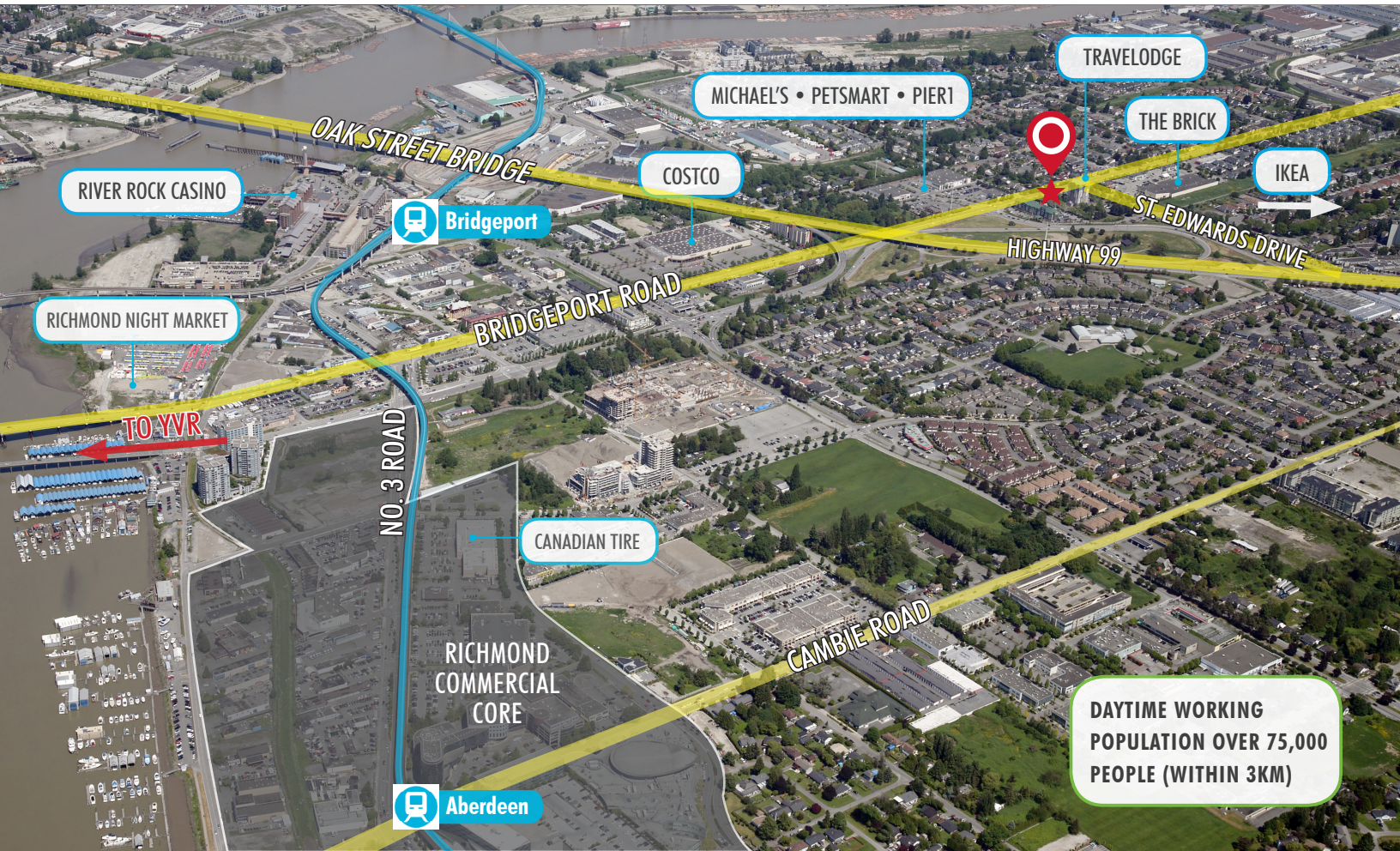


RESTAURANT SPACE FOR LEASE

BRIDGEPORT ROAD AT ST. EDWARDS DRIVE
RICHMOND | BRITISH COLUMBIA



FULLY FIXTURED 5,000 SF RESTAURANT OPPORTUNITY IN THE HEART OF THE BRIDGEPORT COMMERCIAL CORE



CONTACT US

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FOR LEASE

BRIDGEPORT ROAD AT ST. EDWARDS DRIVE

Fully fixtured restaurant space at the
Travelodge, Richmond



PROPERTY SUMMARY

AREA AVAILABLE

5,000 sq. ft. - 262 seats

PARKING

220+ surface parking stalls

LEASE RATE

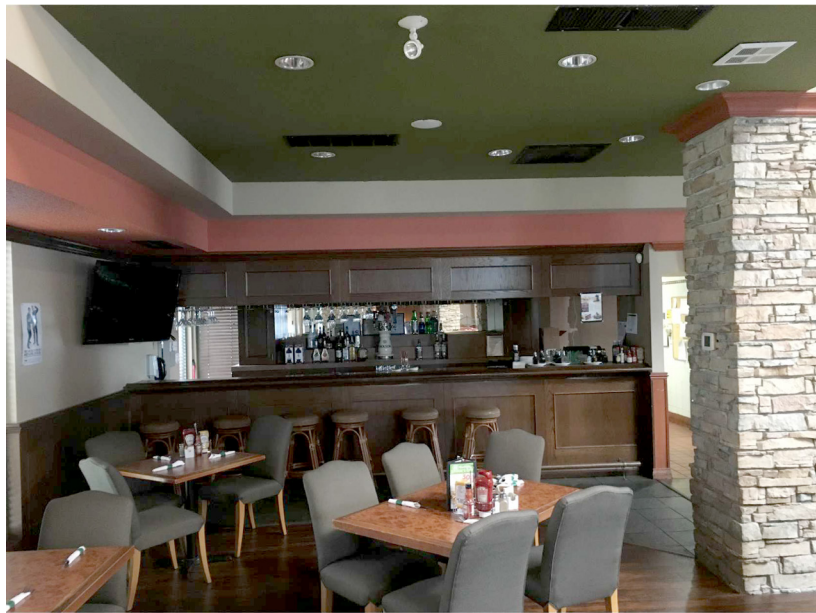
\$32.00 per sq. ft.

OPERATING COSTS & TAXES

\$4.00 per sq. ft. (estimated for 2016)

BUILDING FEATURES

- Centrally located at the junction of Bridgeport Road and Highway 99
- Daily traffic in excess of 140,000 cars per day
- Signalized intersection at St. Edwards/Bridgeport for easy 4 way access
- Minutes to Vancouver, YVR, Richmond Commercial Core, River Rock Casino, Ikea, Airport Executive Park and more
- Free shuttle service to YVR, and service to Tswassen Ferries, Vancouver Cruise Ships
- Fully fixtured restaurant with large bar area
- Furniture, improvements and equipment in excellent condition
- Adjacent to a full amenity, high occupancy, 166 room hotel
- Great opportunity to service local businesses, residents and hotel guests



CBRE Limited | 1021 West Hastings Street | Suite 2500 | Vancouver, BC V6E 0C3 | www.cbre.ca

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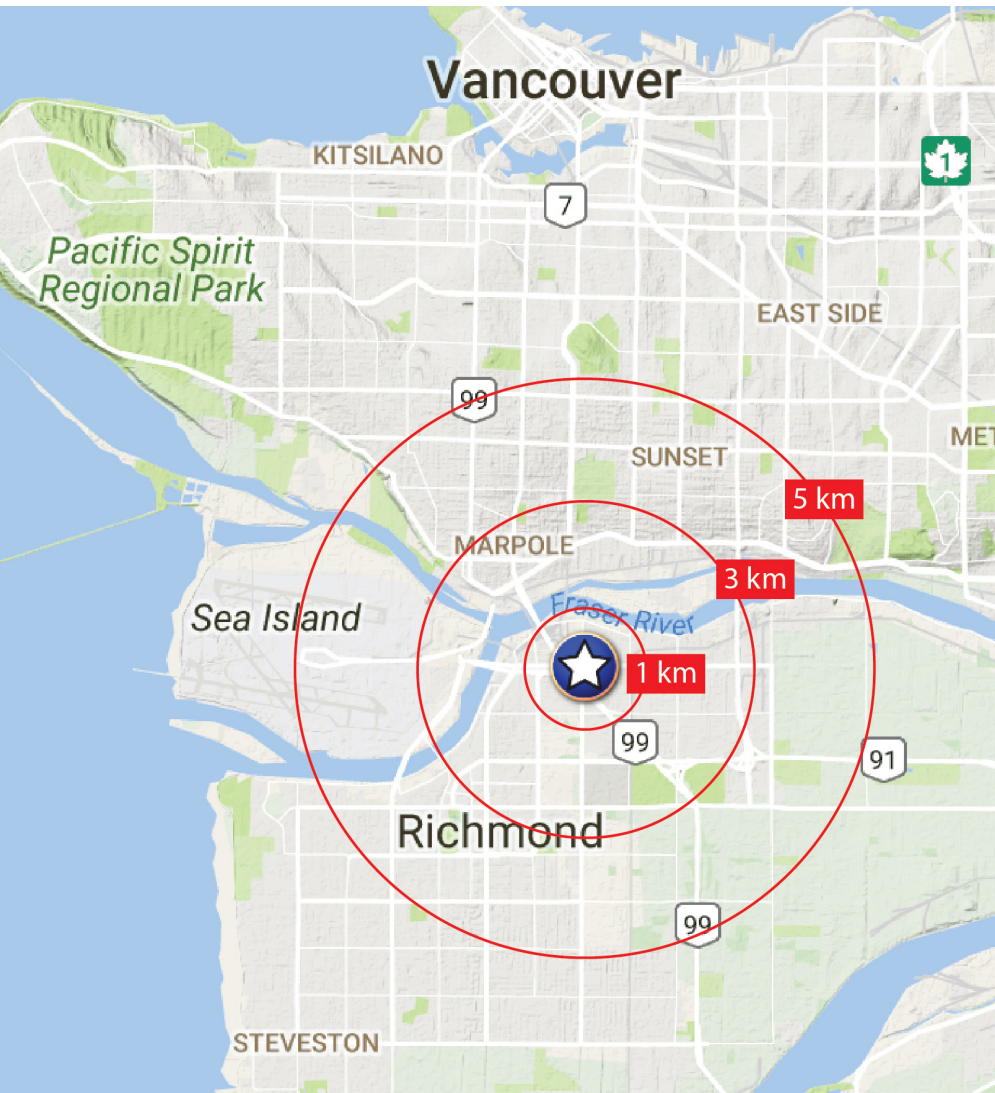
Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMT Spatial, EnviroNics Analytics, Microsoft Bing, Google Earth.

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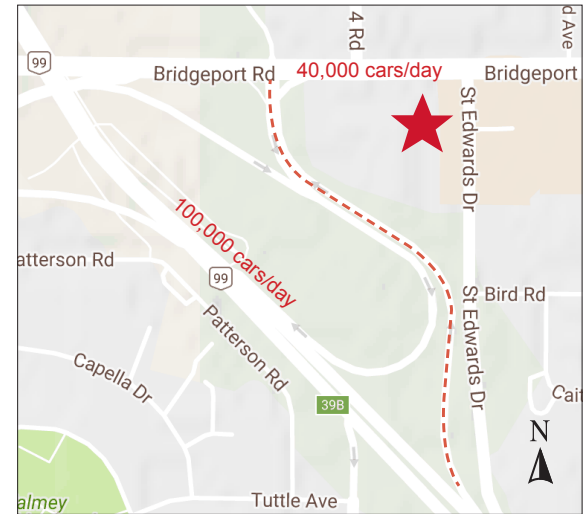
RESTAURANT SPACE FOR LEASE

BRIDGEPORT ROAD AT ST. EDWARDS DRIVE

RICHMOND | BRITISH COLUMBIA



VEHICULAR TRAFFIC



AREA DEMOGRAPHICS

	1 KM	3 KM	5 KM
2016 Estimated Total Population	8,418	72,804	210,267
% Population Change (2016-2021)	13.7%	8.9%	7.3%
Average Household Income	\$96,428	\$75,205	\$85,488
2021 Projected Average Household Income	\$113,360	\$87,674	\$99,234
Total Daytime Population	17,069	110,895	227,844
Daytime Work Population	13,177	75,730	123,707



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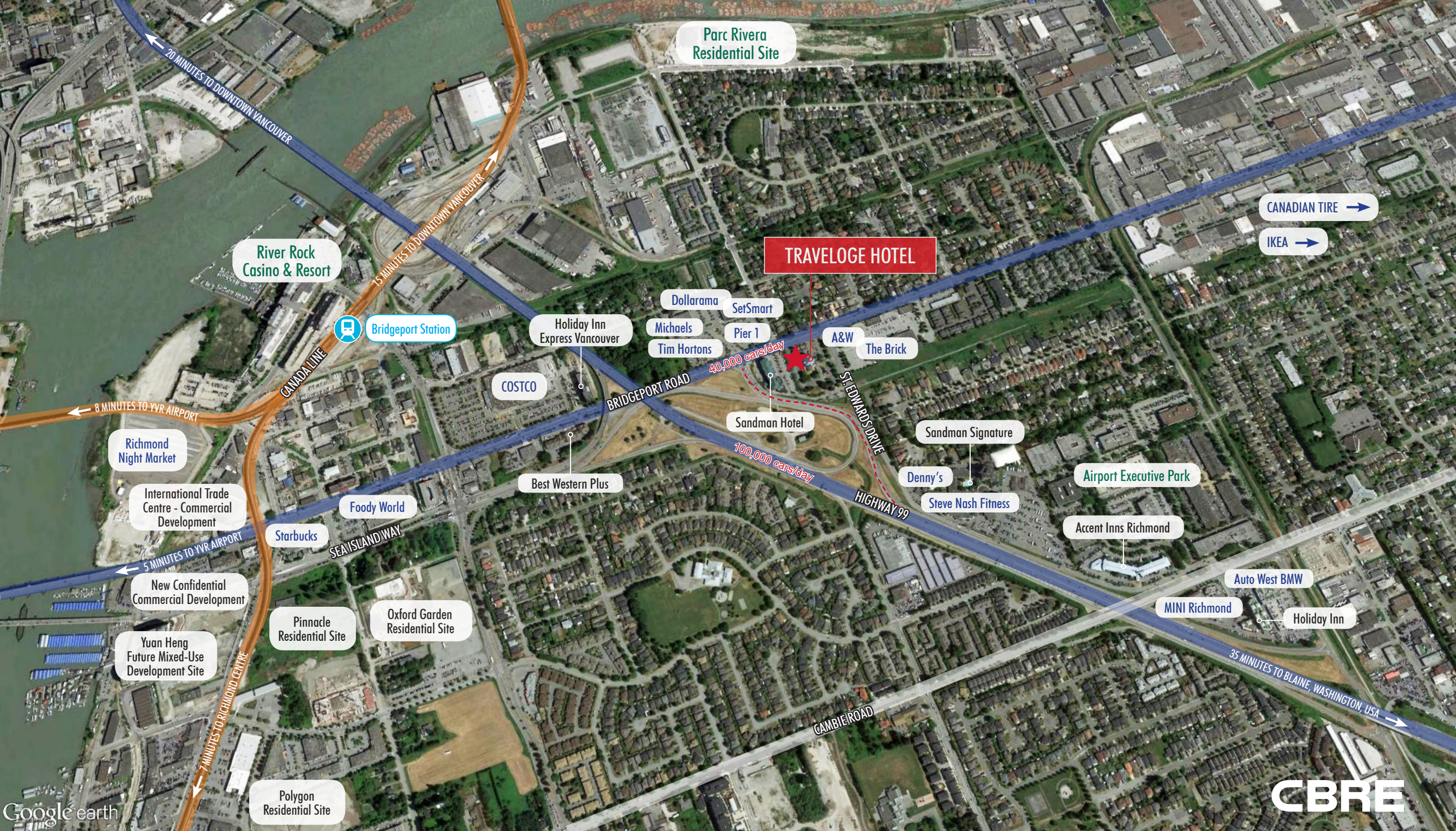
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Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMT Spatial, Environics Analytics, Microsoft Bing, Google Earth.





Parc Rivera Residential Site

River Rock Casino & Resort

TRAVELOGE HOTEL

Bridgeport Station

Dollarama SetSmart
Michaels Pier 1
Tim Hortons

Holiday Inn Express Vancouver

A&W The Brick

COSTCO

Sandman Hotel

Sandman Signature

Richmond Night Market

Best Western Plus

Denny's

Airport Executive Park

International Trade Centre - Commercial Development

Foody World

Starbucks

New Confidential Commercial Development

Pinnacle Residential Site

Oxford Garden Residential Site

Yuan Heng Future Mixed-Use Development Site

Polygon Residential Site

Auto West BMW

MINI Richmond

Holiday Inn

CANADIAN TIRE →

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