



FOR LEASE

**14,000 SF +/-  
OF RETAIL  
SPACE**

110 - 12553 Bridgeport Road  
Richmond, BC



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# PROJECT SUMMARY

Opportunity to Lease 14,000 +/- SF on the Bridgeport Road Commercial Corridor. Local retailers nearby include IKEA, The Home Depot, Staples, Jordan's Interiors and Leon's Furniture.

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

- Neighboured by some of the country's strongest drawing retailers including: IKEA, Staples, Home Depot, Jordan's Interiors, Leon's Furniture, Starbucks and McDonald's
- An abundance of surface parking with over 300 stalls
- Pylon signage with strong exposure along South Fraser Way
- Easy access from Bridgeport Road and Vulcan Way
- Well serviced by public transit



# DETAILS

- ⚡ Gross Rentable Area: 14,000 SF +/-
- ⚡ Available: May 1, 2025
- ⚡ Asking Rate: \$25.00 PSF/per annum
- ⚡ Zoning: The property is governed by the IR1 zoning bylaw
- ⚡ Additional Rent: \$8.86 PSF (2024 estimate)
- ⚡ Access/ Egress:
- ⚡ Signage: Prominent building + pylon signage potential
- ⚡ Bridgeport Road: Right in; Right out
- ⚡ Vulcan Way: Two access points; all-directional

# AREA TENANTS



# DEMOGRAPHICS

	7 MIN	12 MIN	17MIN
2024 Population	56,291	337,662	750,673
2024 Daytime Population	71,242	335,535	764,523
2024 Average HH Income	\$120,369	\$114,173	\$125,663
2024 Total Households	18,510	123,763	283,489

Source: Sitewise/Enviroics Canada

# CONTACT

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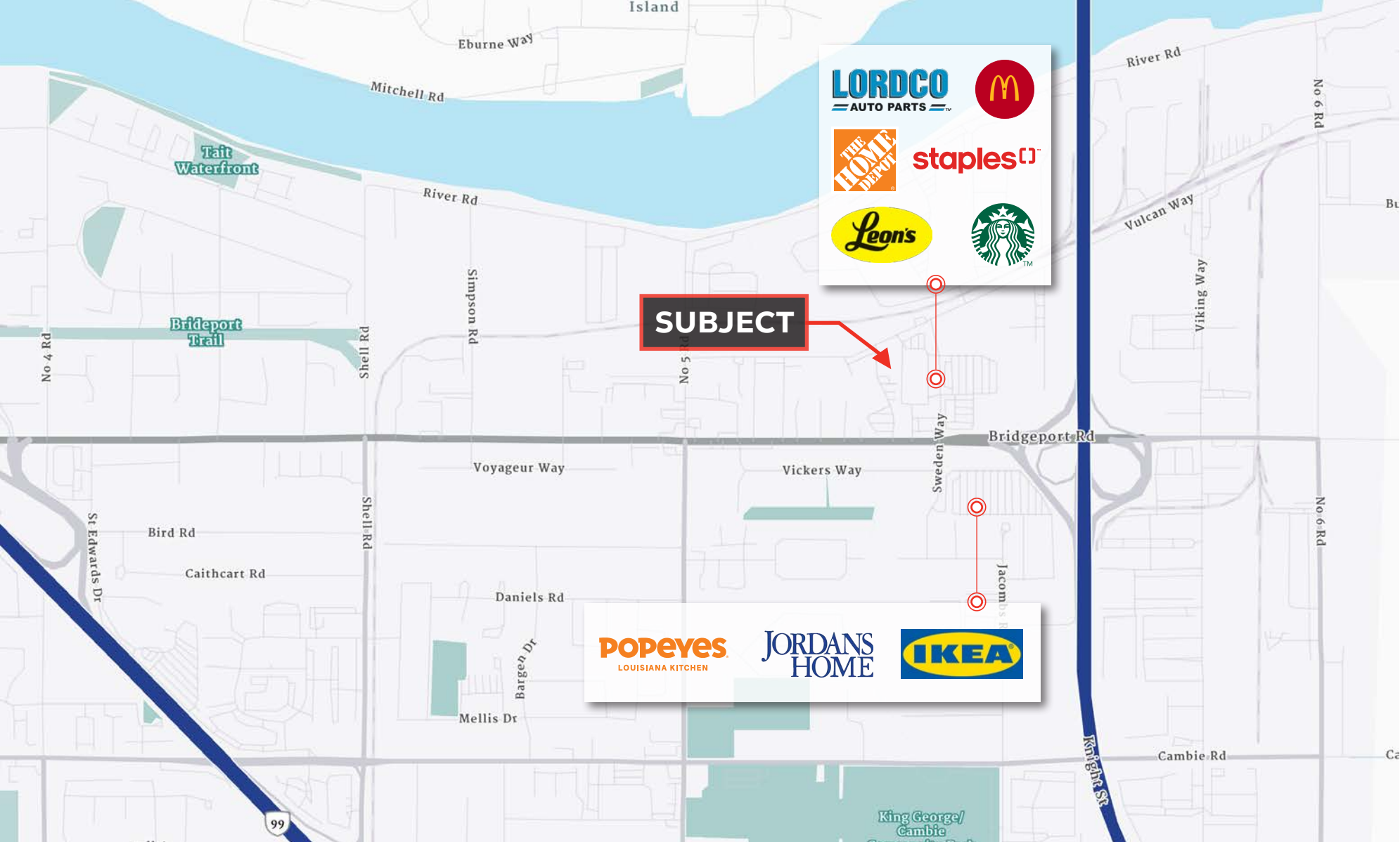
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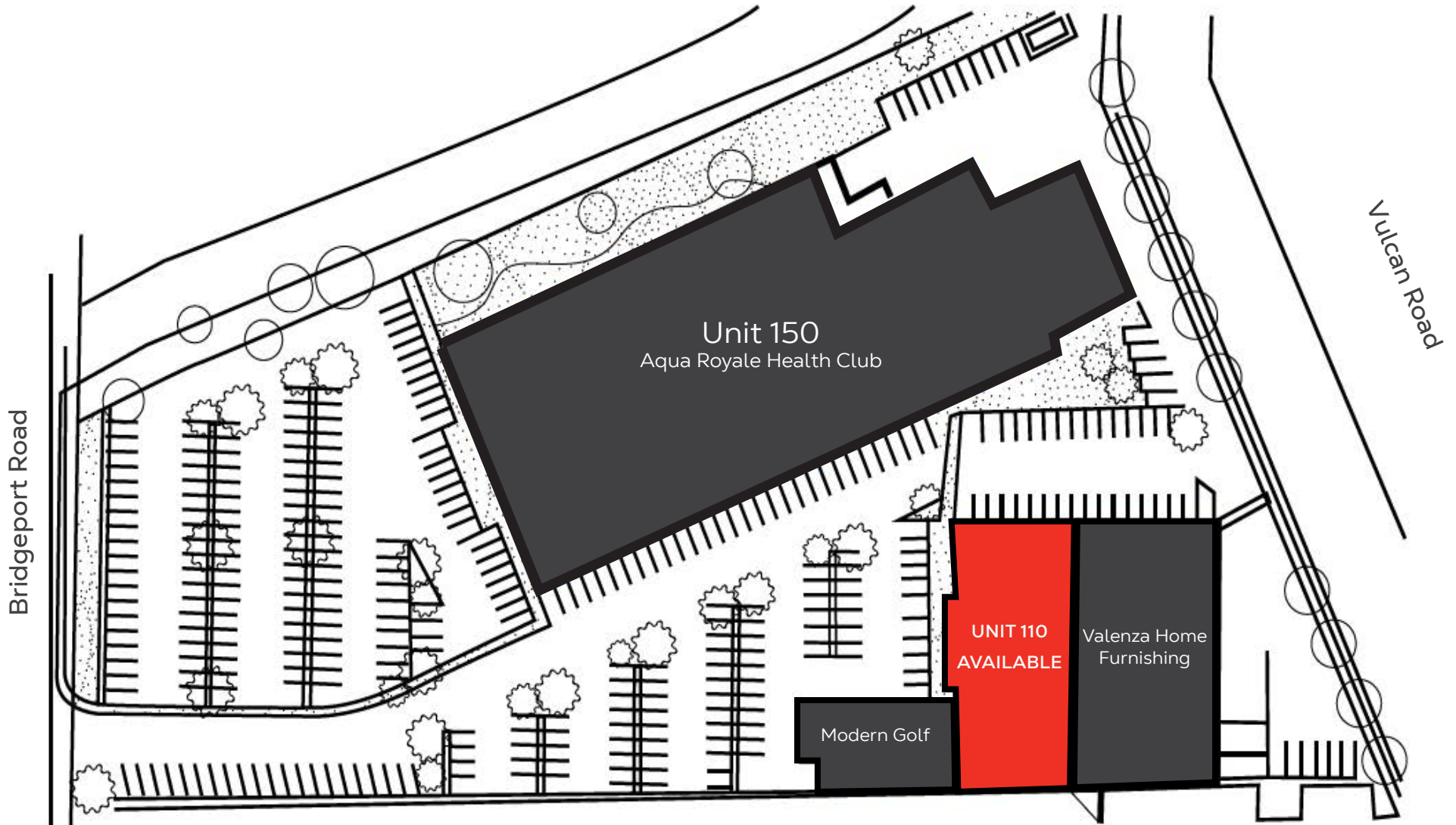
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# LOCATION



# SITE PLAN



# EXTERIOR PHOTOS



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# INTERIOR PHOTOS

