



# BRIDGEPORT HOME CENTRE

2633 Sweden Way, Richmond, BC

PROPERTY LEASING BROCHURE



# PROJECT SUMMARY

Bridgeport Home Centre is a 67,000 square foot retail complex anchored by Leon's Furniture. Located at the intersection of Sweden Way and Bridgeport Road, the property sits at the heart of Richmond's established home improvement and furniture corridor.

The centre offers convenient access to all areas of Metro Vancouver, supported by close proximity to major transportation routes. It is surrounded by a strong mix of national retailers including Home Depot, Staples, Costco, and Jordans. The adjacent IKEA – one of only two in the Lower Mainland – enhances the location's regional draw. The site features high visibility along a major commercial corridor, with rear loading, ample customer parking, and multiple pylon signage opportunities.



# DETAILS

✦ Size\*: CRU 1: 14,721 SF  
CRU 2: 9,615 SF  
Total: 24,336 SF  
\*Includes Gross-Up

✦ Zoning: [IR1 \(Industrial Retail\)](#)

✦ Base Rent: Contact Listing Agents

✦ Surface parking & rear dock loading

✦ Additional Rent: \$7.73 PSF + Management Fee (5% of base rent & CAM)

✦ Two elevations of signage + 2 pylons

✦ Available: March 2026

✦ Prime location in Richmond's busy home improvement & furniture district

# AREA TENANTS



# DEMOGRAPHICS

DRIVE TIME	5 MIN	10 MIN	20 MIN	RICHMOND CSD
2025 Population	19,173	214,766	1,099,330	244,358
2030 Population Projections	21,011	225,718	1,148,368	261,694
2025 Average HH Income	\$134,820	\$118,200	\$137,716	\$123,195
2025 Daytime Population	33,950	220,072	1,149,441	287,666

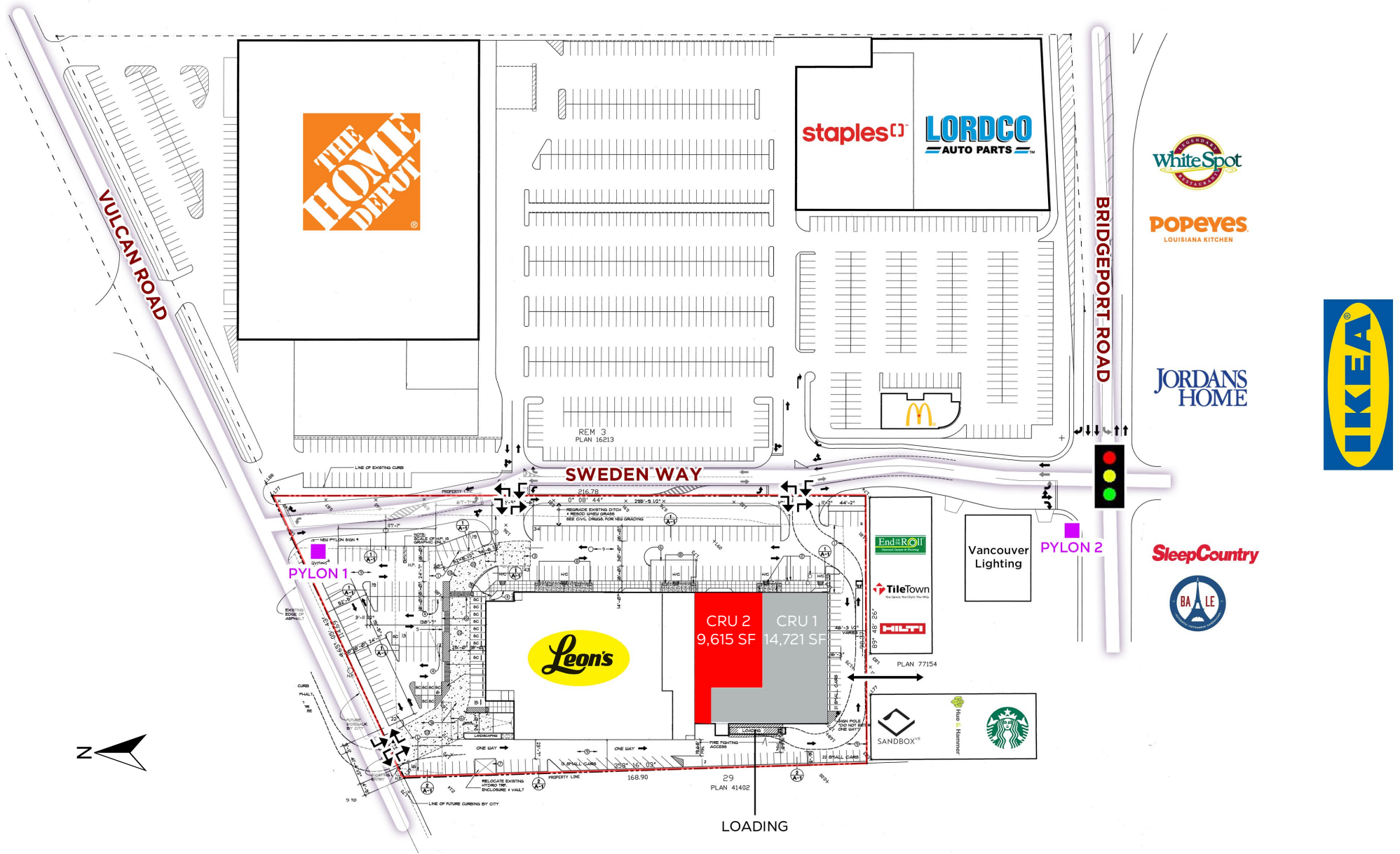
# CONTACT

DAN CLARK

Personal Real Estate Corporation  
Sitings Realty Ltd

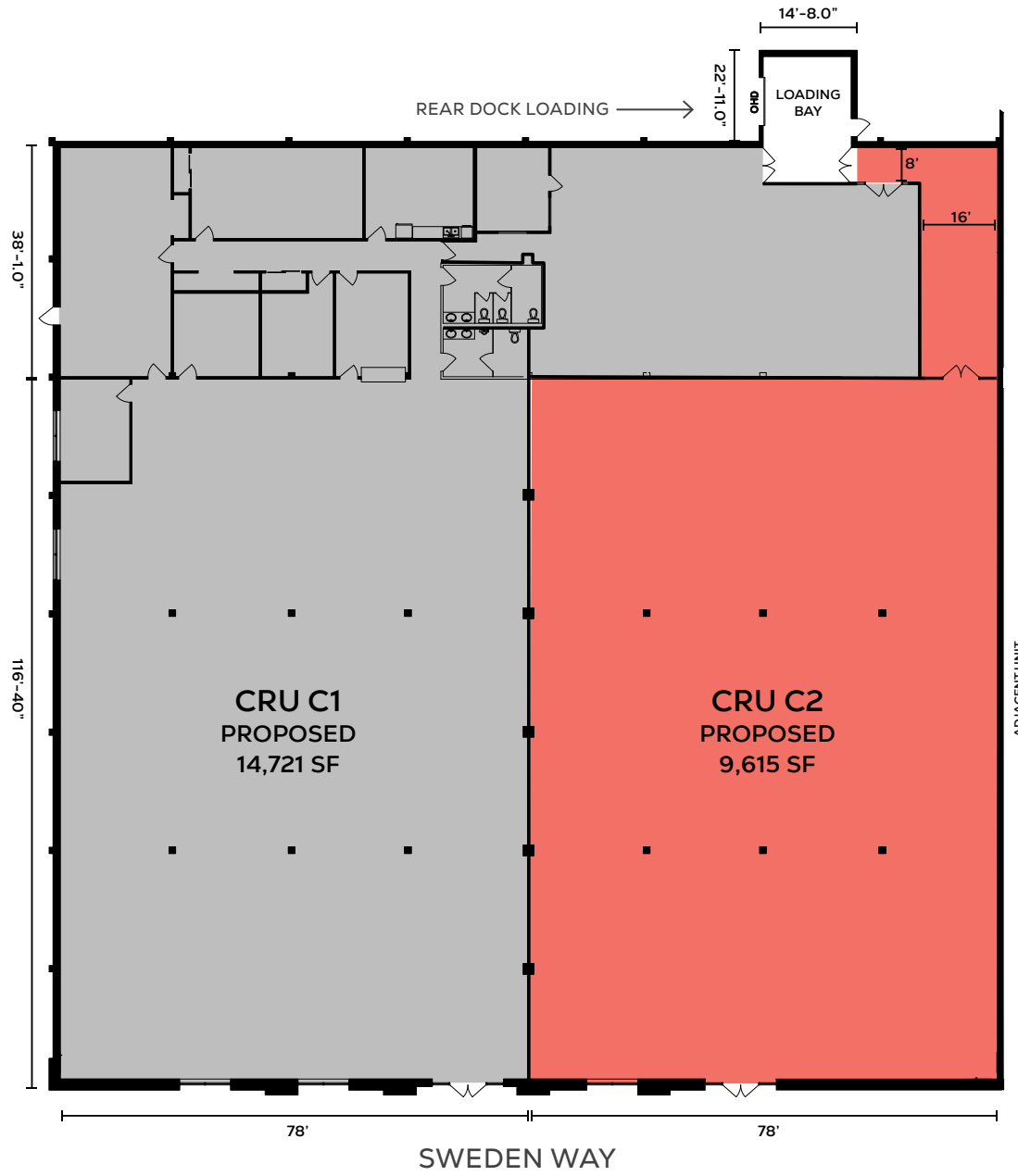
604.628.2577  
dan@sitings.ca

# SITE PLAN



This document/email has been prepared by Sitings Realty Ltd. for advertising and general information only. Although information contained herein is from sources we believe reliable, Sitings Realty Ltd. makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. This document/email is subject to errors and omissions and any interested party should undertake their own inquiries as to the accuracy of the information. Sitings Realty Ltd. excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. All areas, measurements and dimension herein are approximate, interested parties/tenant are to verify measurements if important to them. This document/email is not an inducement representation.

# FLOOR PLAN

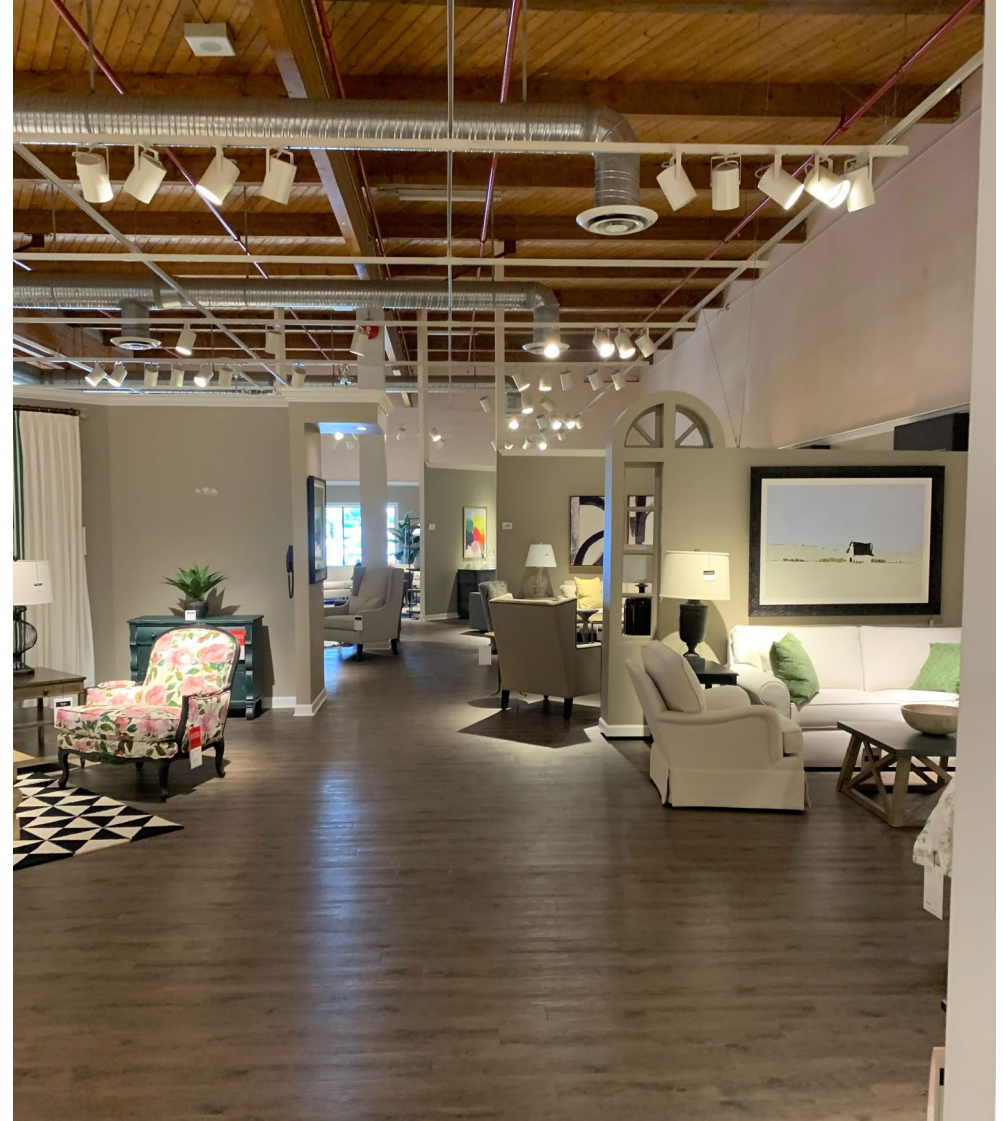


 [DOWNLOAD FLOOR PLAN \(CAD\)](#)

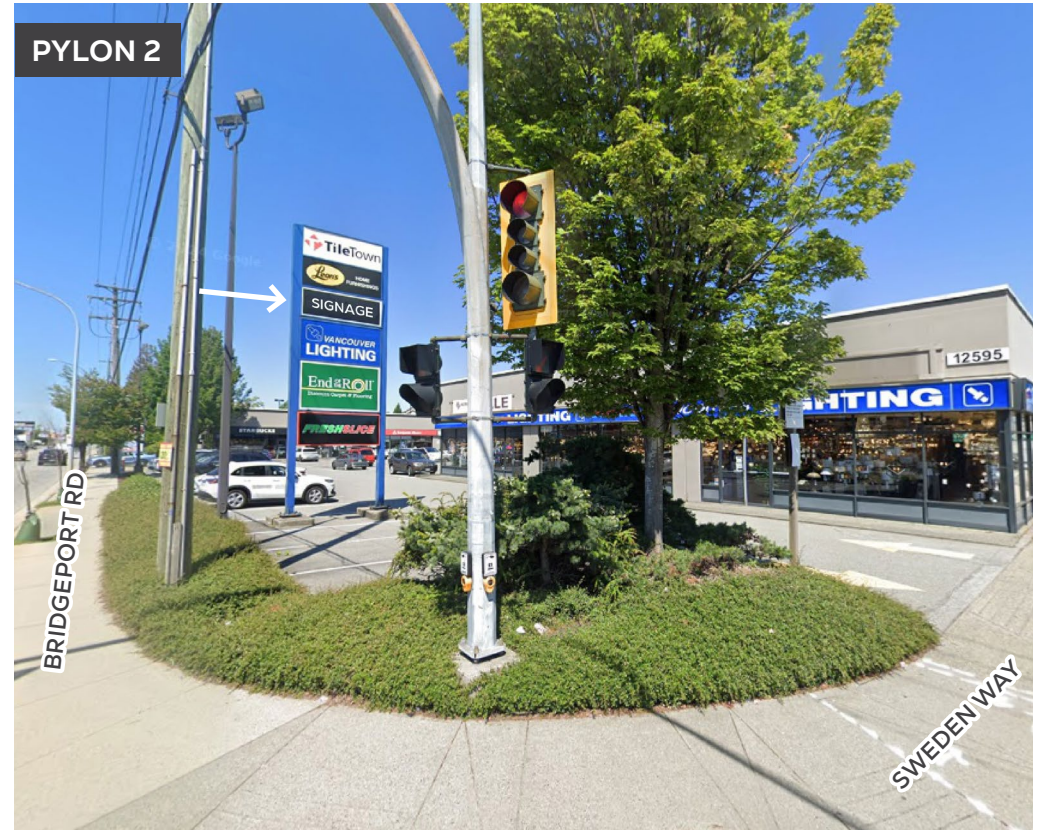
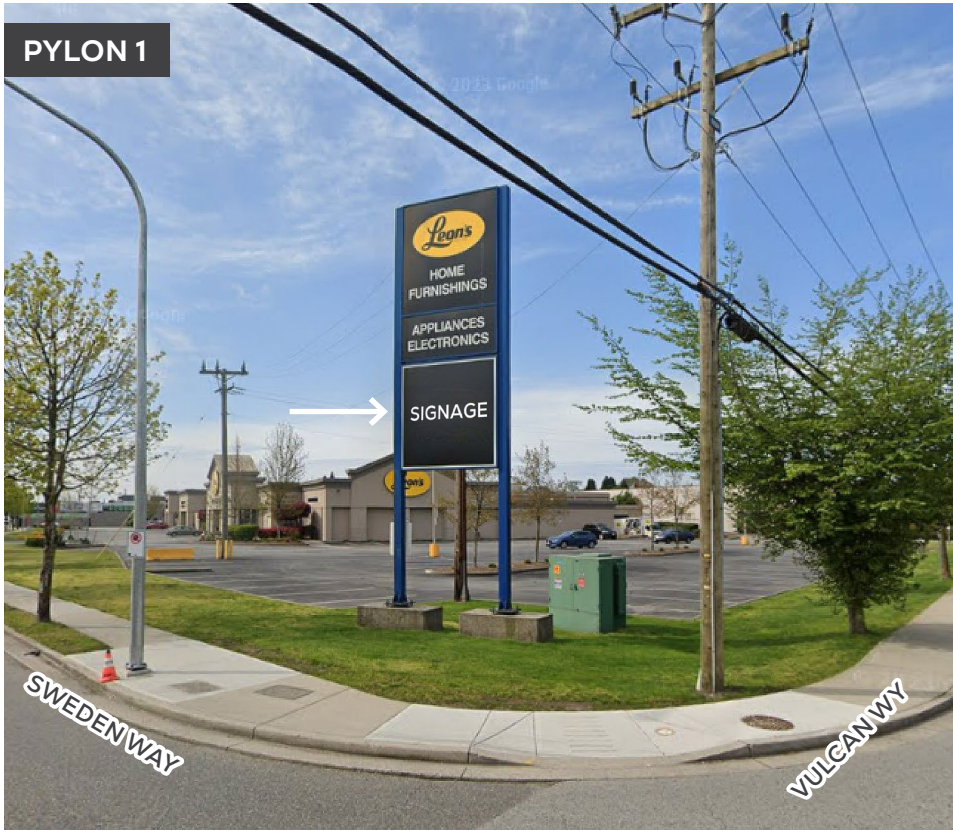
# EXTERIOR PHOTOS



# INTERIOR PHOTOS



# PYLONS



# IR1 ZONING

The IR1 Zoning provides for a range of general industrial uses, stand-alone offices and a limited range of retail uses, with a few other compatible uses (IR1).

## Permitted Uses:

- Auction, minor
- Building or garden supply store
- Child care
- Commercial storage
- Commercial vehicle parking and storage
- Contractor service
- Education, commercial
- Equipment, minor
- Emergency service
- Government service
- Greenhouse & plant nursery
- Health service, minor
- Industrial, general
- Library and exhibit
- Manufacturing, custom indoor
- Office
- Parking, non-accessory
- Recreation, indoor
- Recycling depot
- Recycling drop-off
- Restaurant
- Restaurant, drive-through
- Retail, second hand
- Service, business support
- Studio
- Utility, minor
- Vehicle body repair or paint shop
- Vehicle repair
- Warehouse sales



[LINK TO ZONING BYLAW](#)