



BRIDGEPORT HOME CENTRE

2633 Sweden Way, Richmond, BC

PROPERTY LEASING BROCHURE

SITINGS REALTY LTD.

SITINGS.CA / 604.684.6767

1595 – 650 West Georgia Street, Vancouver, BC V6B 4N8



DAN CLARK

Personal Real Estate Corporation

604.628.2577

dan@sitings.ca

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 2: 10,136 SF
*Includes Gross-Up of 206 SF

✦ 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)

✦ One elevation of signage + 1 pylon

✦ Available: Contact Listing Agents

✦ 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

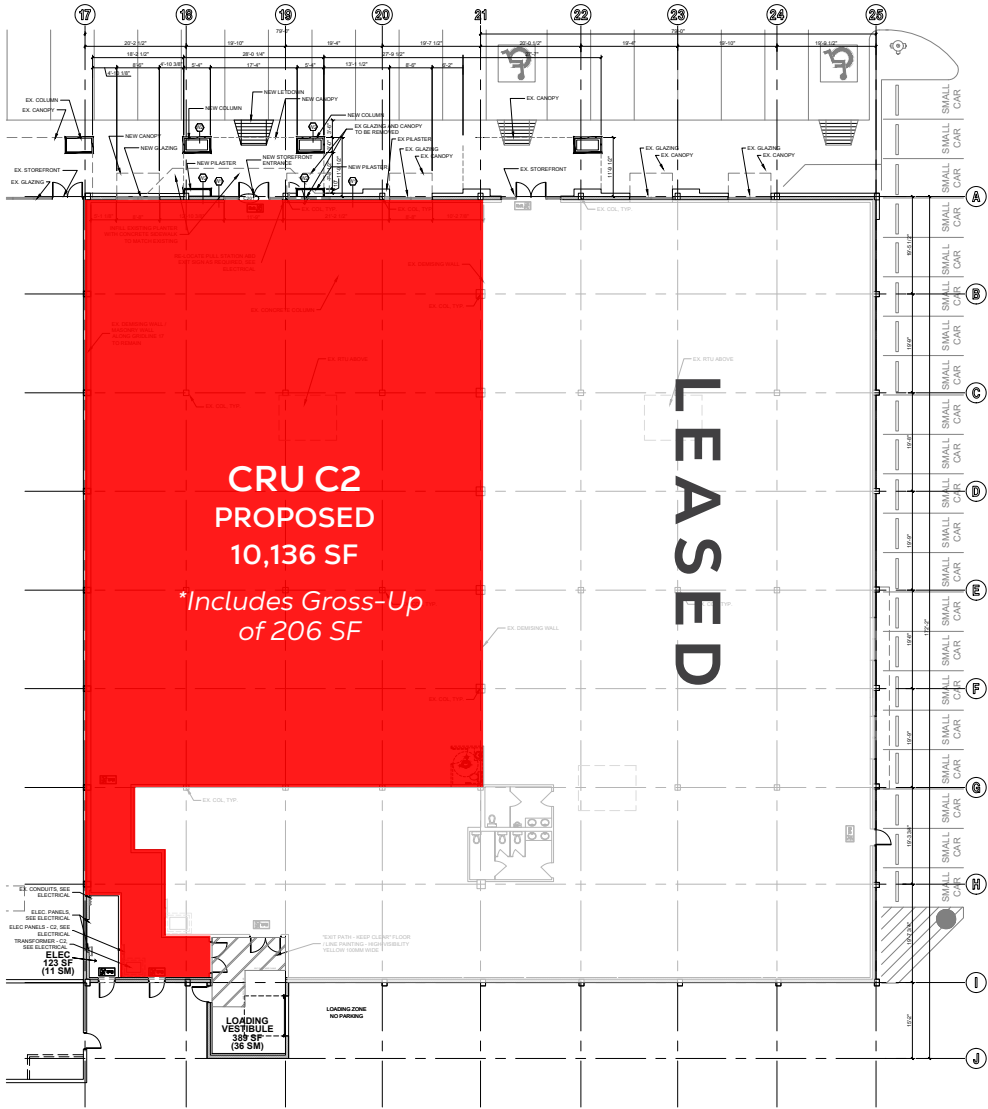
604.628.2577
dan@sitings.ca

SITE PLAN



FLOOR PLAN

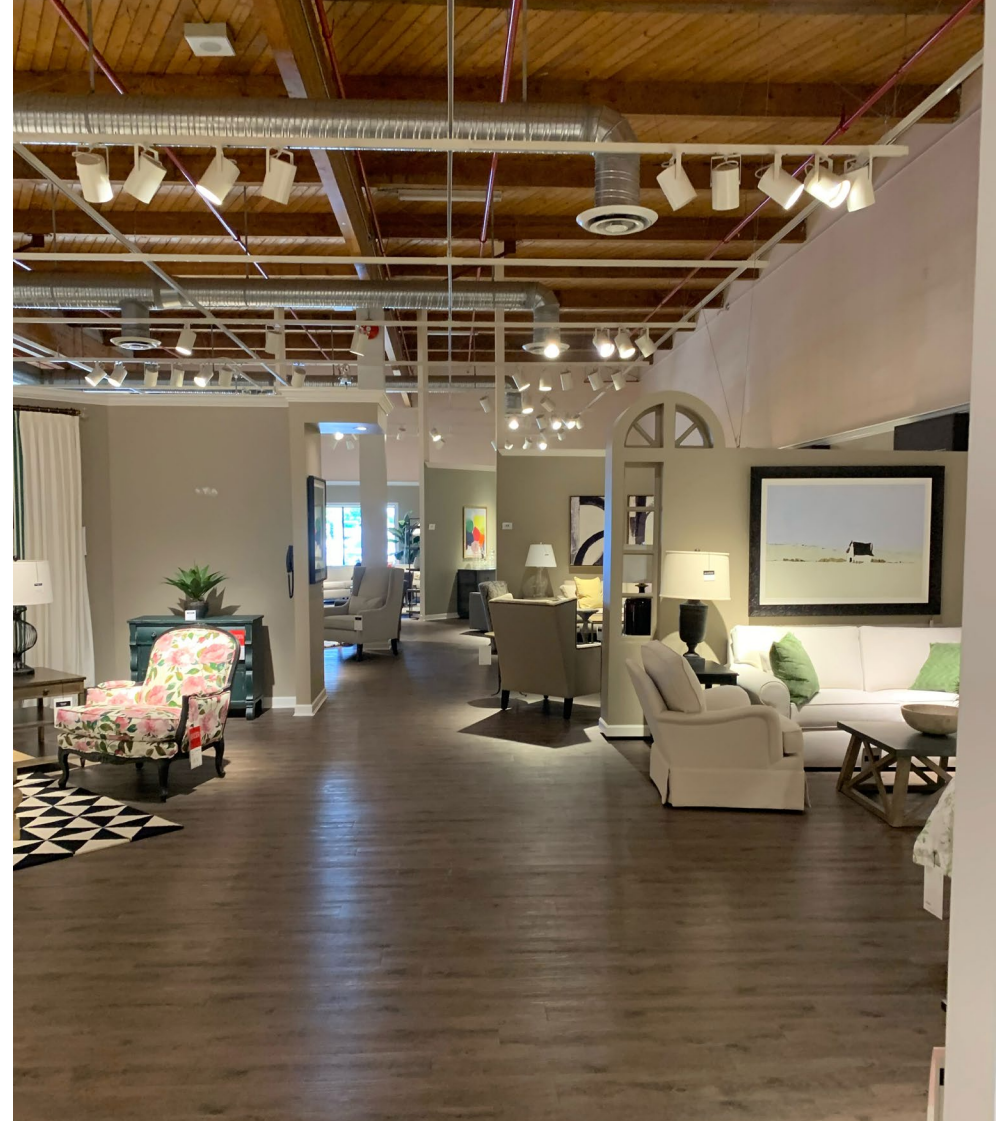
SWEDEN WAY



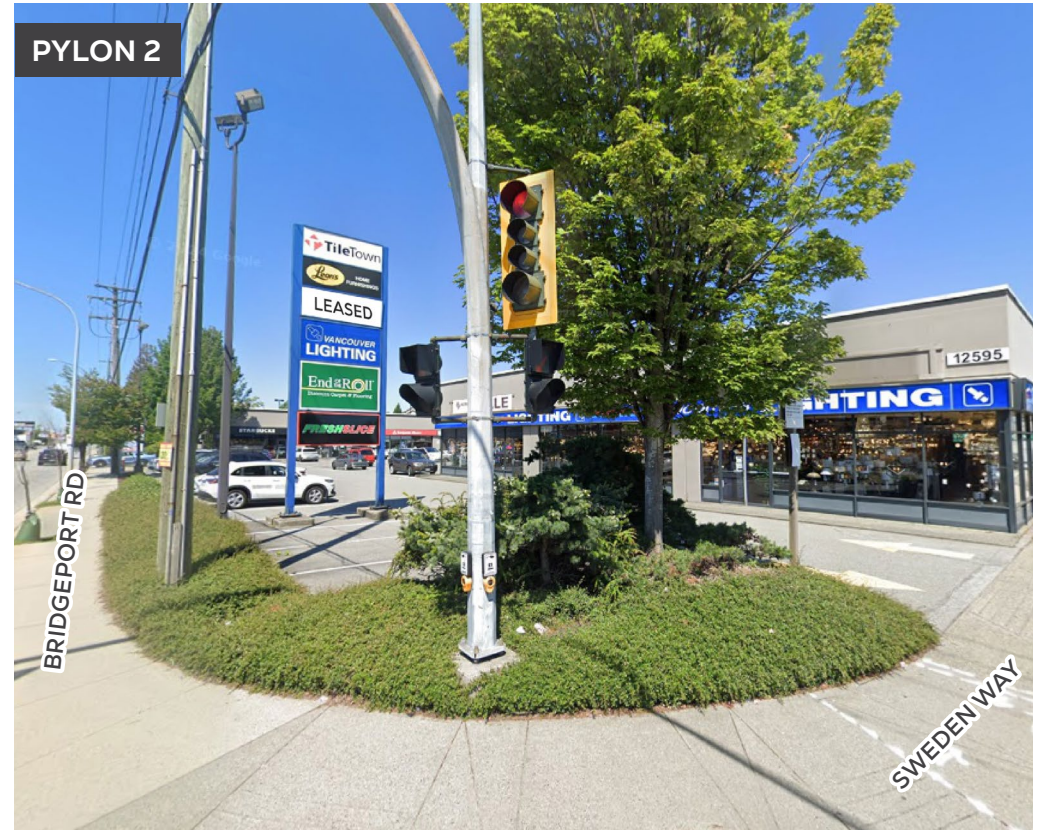
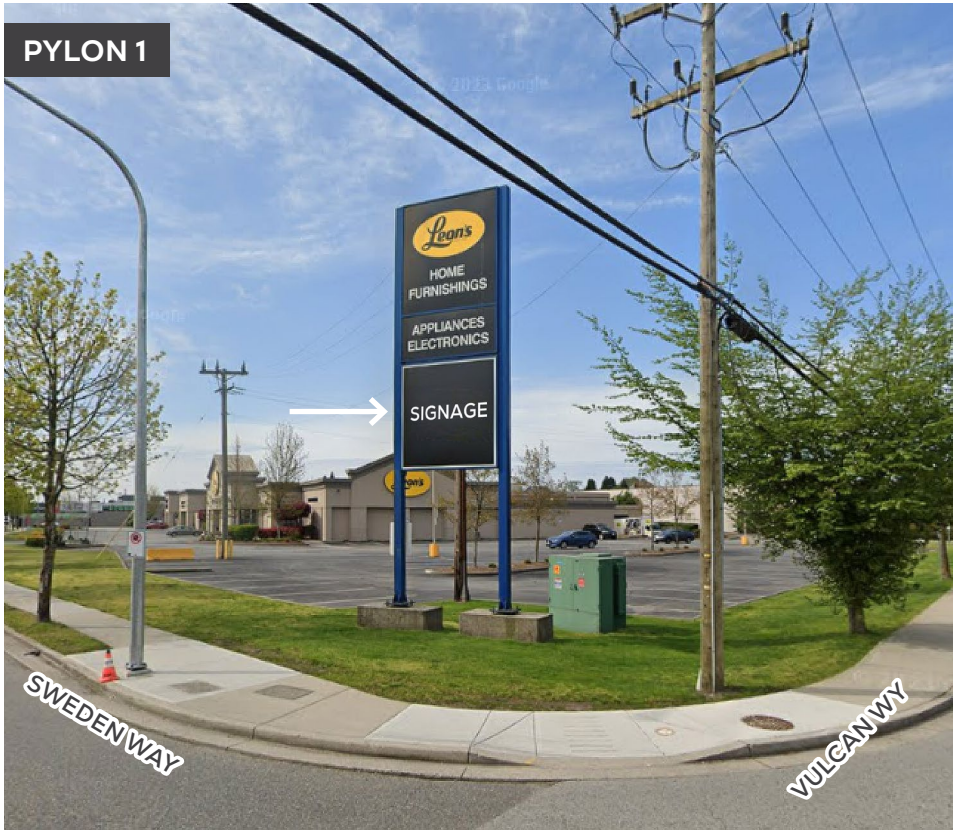
 [DOWNLOAD FLOOR PLAN \(CAD\)](#)

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.

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](#)