



FOR LEASE

**3,615 SF +/-
OF RETAIL
SPACE**

130 - 12553 Bridgeport Road
Richmond, BC

SHELDON SCOTT
Personal Real Estate Corporation
Partner

+1 604.416.5582
sheldon@sitings.ca

SHERMAN SCOTT
Personal Real Estate Corporation
Vice President

+1 778.388.2663
sherman.scott@colliers.com



SITINGS REALTY LTD.

SITINGS.CA / 604.684.6767

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

COLLIERS CANADA

COLLIERS.COM / 604.681.411

1067 West Cordova Street, Suite 1100, Vancouver, BC V6C 1C7

PROJECT SUMMARY

Strategically positioned along the high-traffic Bridgeport Road Commercial Corridor, this property benefits from exceptional visibility and proximity to a diverse mix of top-tier national and regional retailers. The project encompasses approximately 80,205 square feet of prime large-format retail space, offering outstanding opportunities for businesses seeking exposure in a vibrant commercial hub. Current tenants include: Aqua Royale Health Group, Scan Designs and Dink Pickleball.

- Neighbourhood by some of the country's strongest drawing retailers including: IKEA, Staples, Home Depot, Jordan's Interiors, WhiteSpot, Leon's Furniture, Starbucks, and McDonald's
- Abundant surface parking with 303 stalls available on-site
- Prominent pylon signage with excellent exposure along Bridgeport Road
- Convenient access via Bridgeport Road and Vulcan Way
- Well-connected by public transit, ensuring easy accessibility for customers and employees



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DETAILS

✦ Gross Rentable Area: 3,615 SF +/-

✦ Availability: Please Contact Listing Agents

✦ Asking Rate: \$30.00 PSF/per annum

✦ Zoning: The property is governed by the IR1 zoning bylaw

✦ Additional Rent: \$9.10 PSF (2024 estimate)

✦ Access/ Egress:

✦ Parking: 303 stalls (Approximately)

✦ Bridgeport Road: Right in; Right out

✦ Vulcan Way: Two access/egress points

AREA TENANTS



staples

JORDANS
HOME



CONTACT

SHELDON SCOTT

Personal Real Estate Corporation
Partner
Sitings Realty

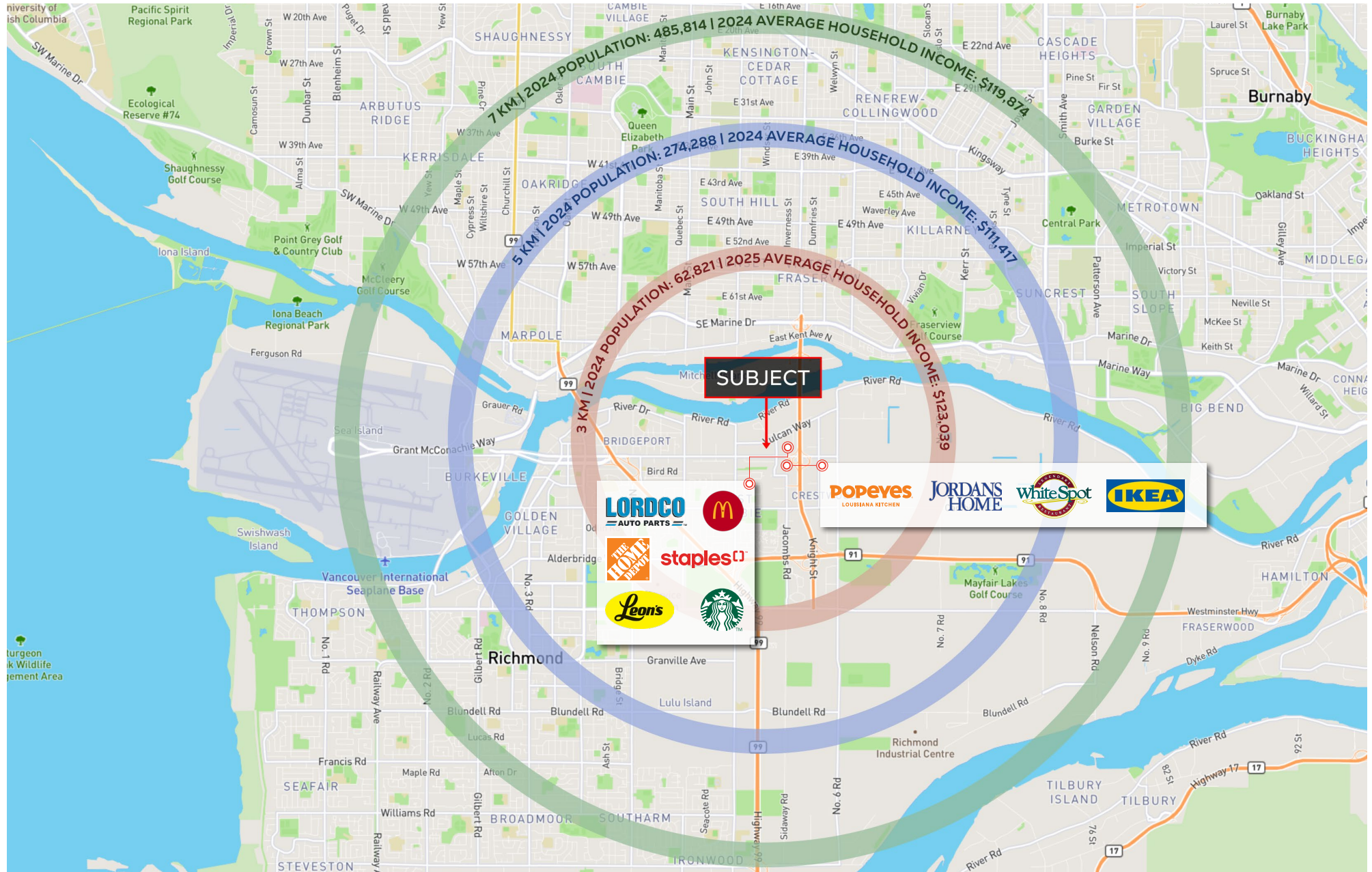
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SHERMAN SCOTT

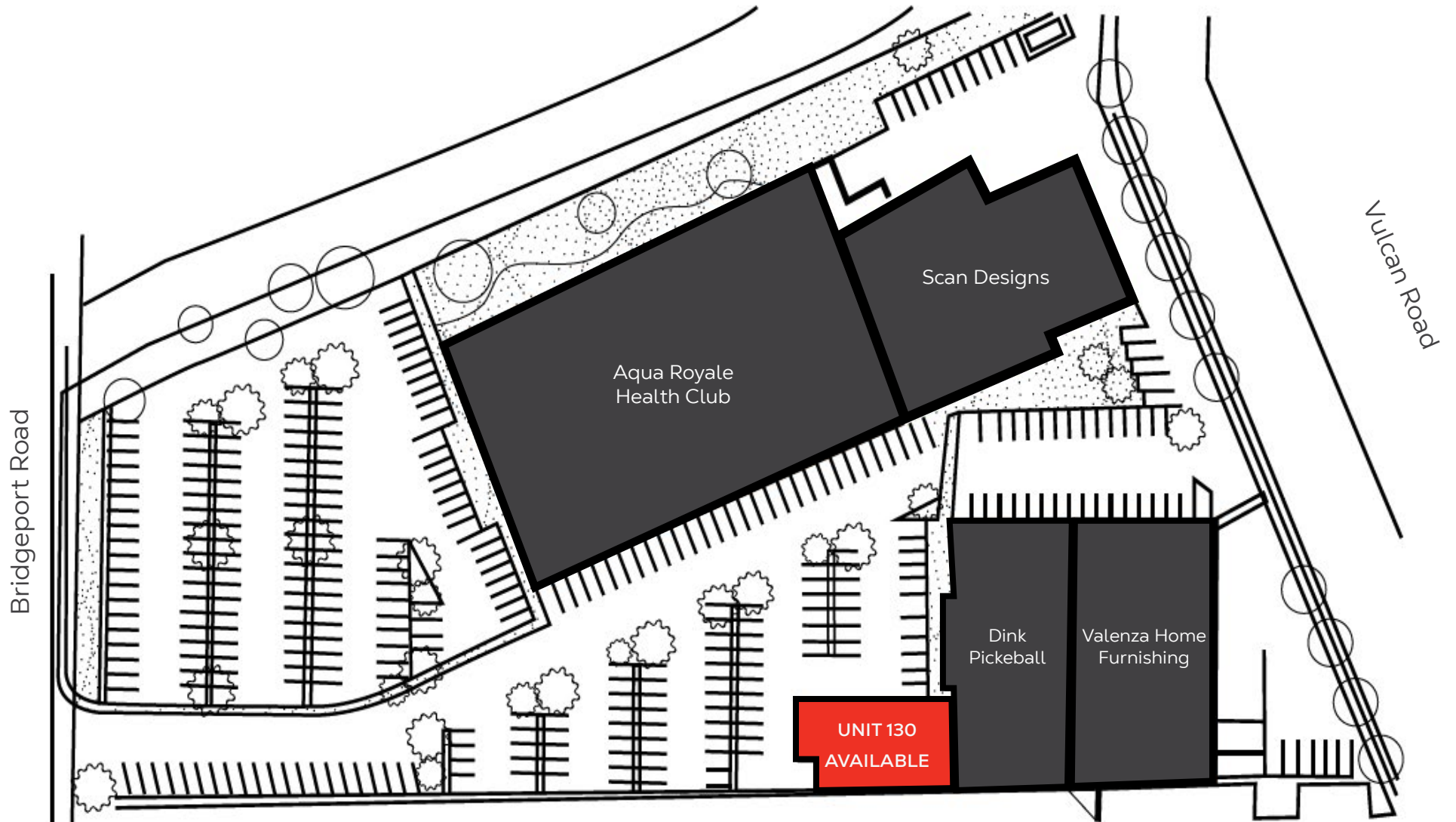
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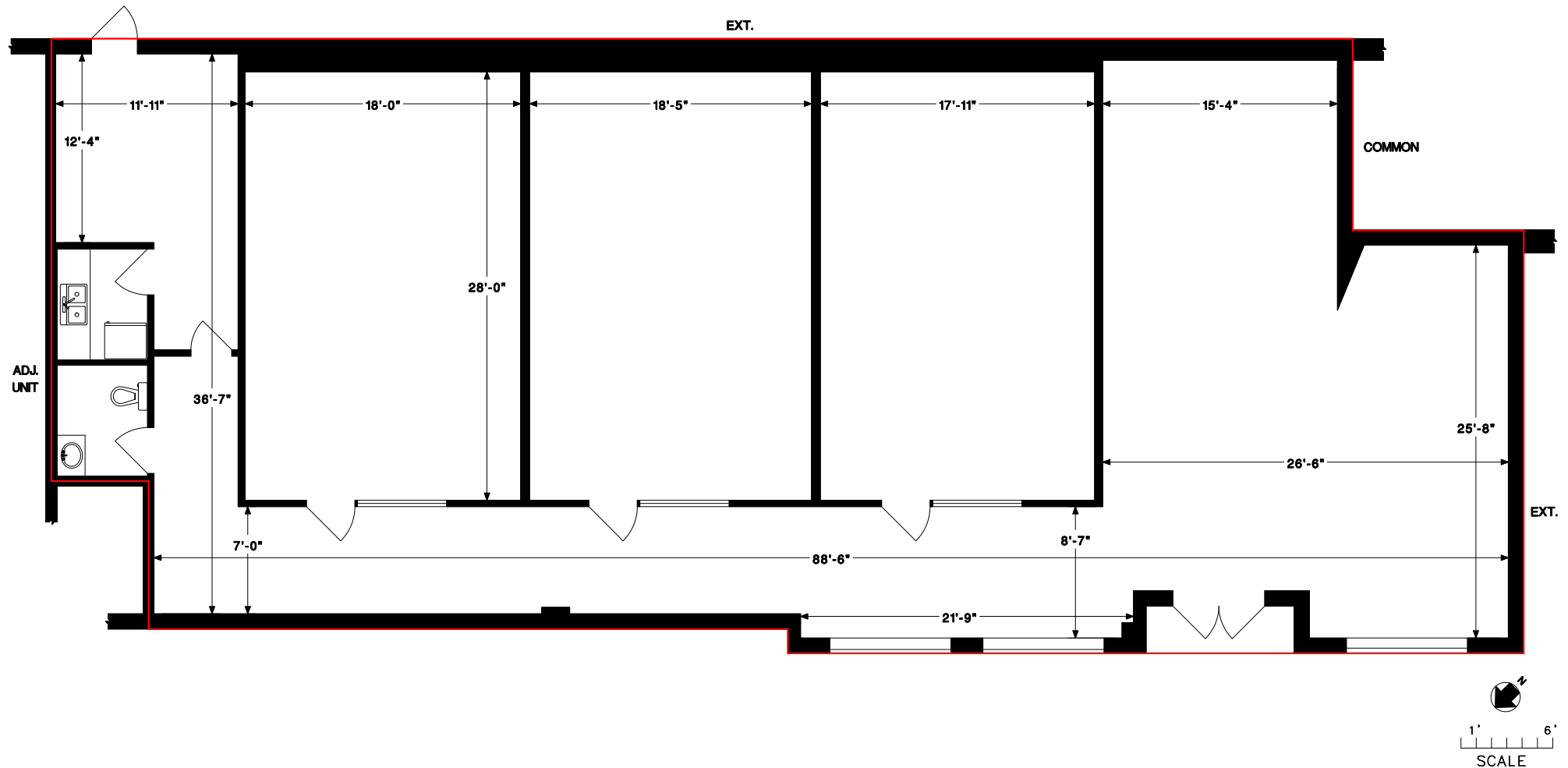
LOCATION & DEMOGRAPHICS



SITE PLAN



FLOOR PLAN



PHOTOS

