SITINGS

LEDINGHAM McALLISTER



BRIDGEPORT HOME CENTRE

2633 Sweden Way, Richmond, BC

PROPERTY LEASING BROCHURE

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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 a pylon signage opportunity.



DETAILS

- Size*: CRU 2: 10,256 SF
  **Includes Gross-Up of 209 SF*
- Base Rent: Contact Listing Agents
- Additional Rent: $8.03 PSF + Mgmt. Fee (2026 est.)
- Available: Contact Listing Agents
- Zoning: IR1 (Industrial Retail)
- Surface parking & rear dock loading
- One elevation of signage + 1 pylon
- Prime location in Richmond's busy home improvement & furniture district

AREA TENANTS

IKEA, La-Z-Boy, The Home Depot, Leon's, staples, Jordans Home, Trail, Costco Wholesale

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

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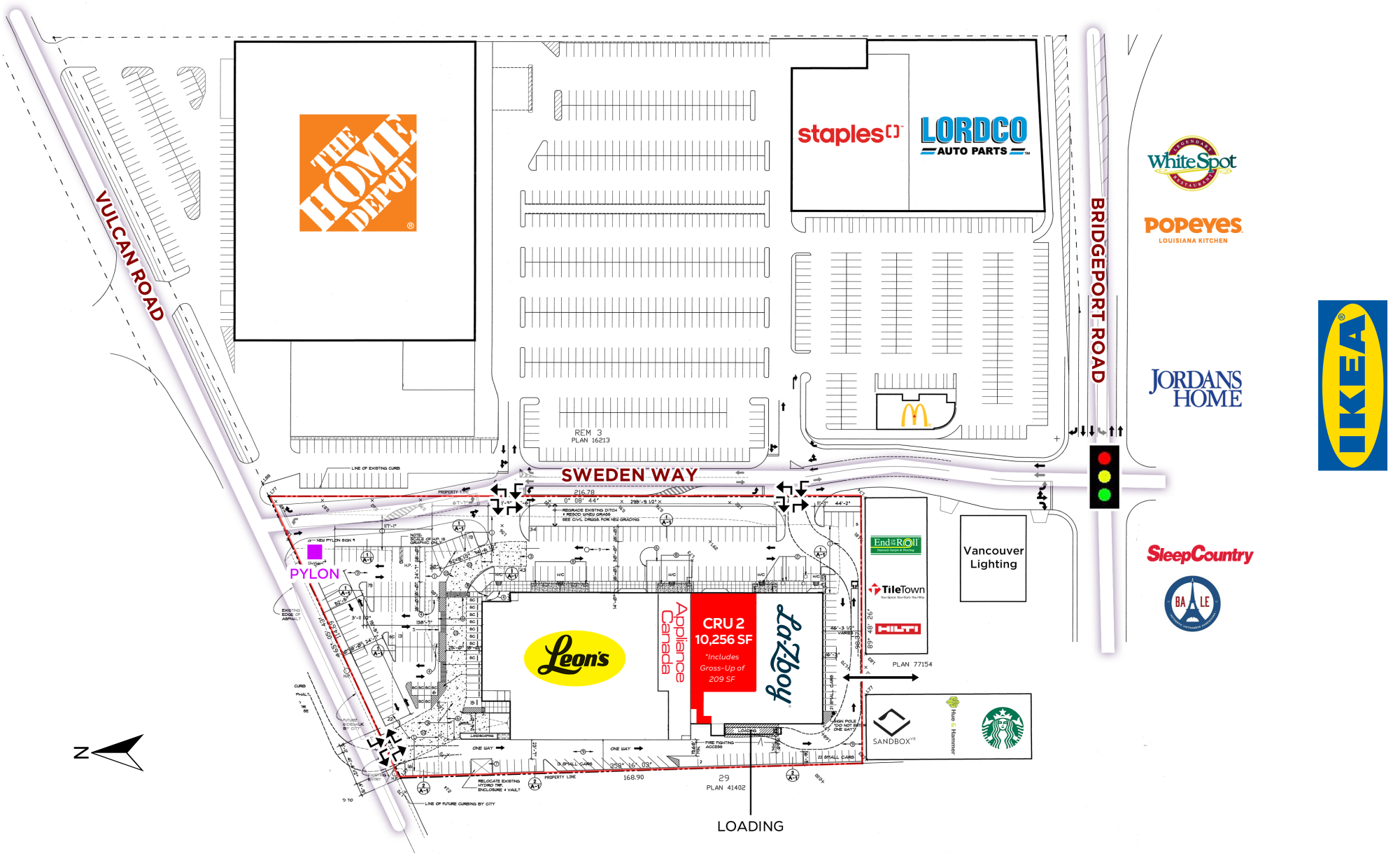
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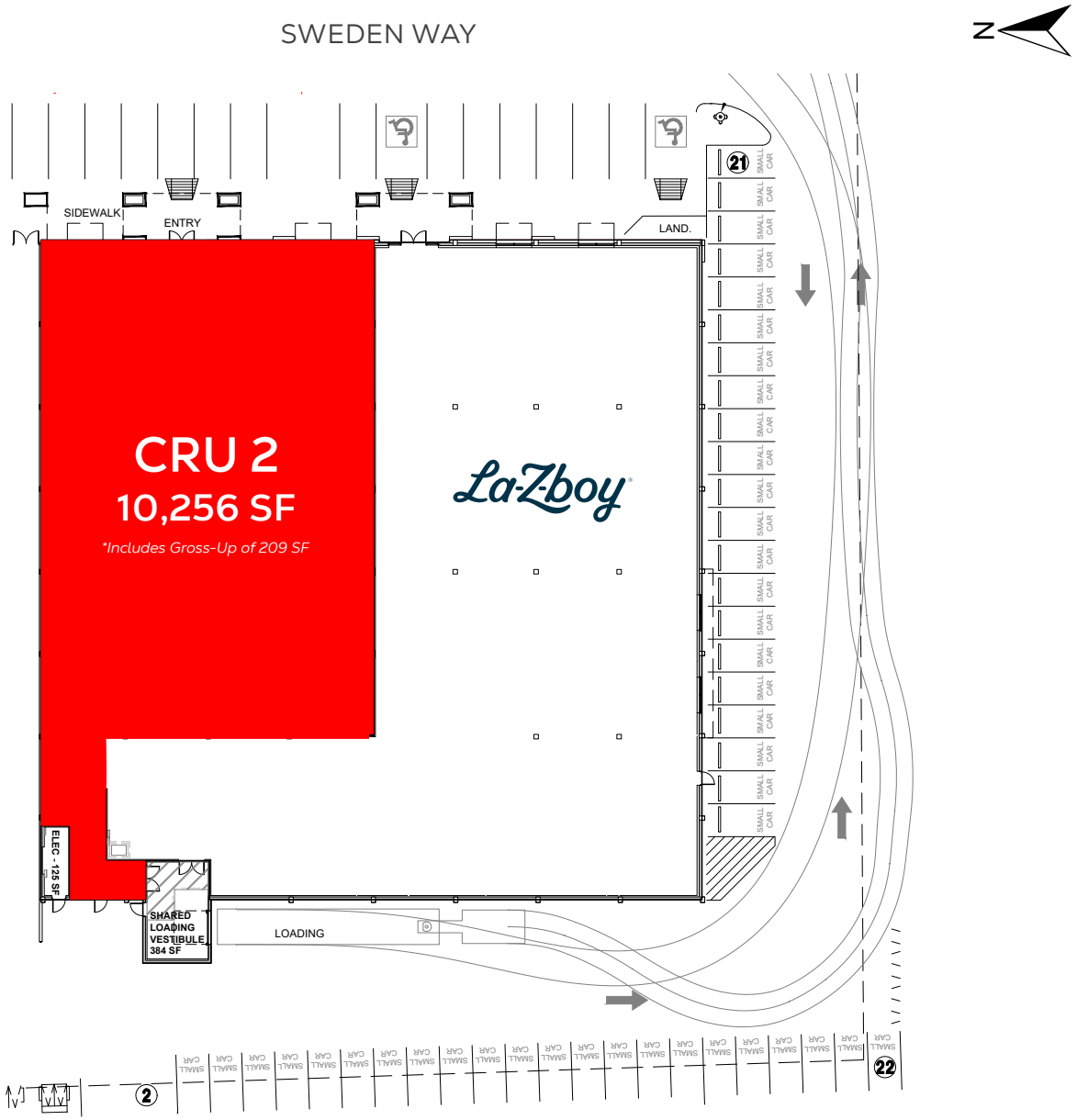
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SITE PLAN

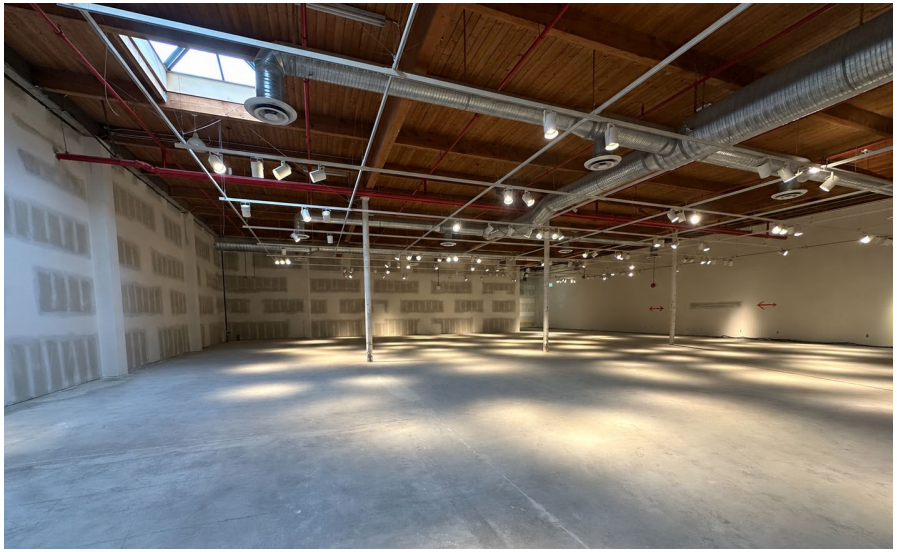


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FLOOR PLAN


SWEDEN WAY
N
SIDEWALK
ENTRY
LAND.
CRU 2
10,256 SF
*Includes Gross-Up of 209 SF
La-Z-boy
ELEC - 125 SF
SHARED LOADING VESTIBULE 384 SF
LOADING
SMALL CAR
21
22
2

INTERIOR PHOTOS





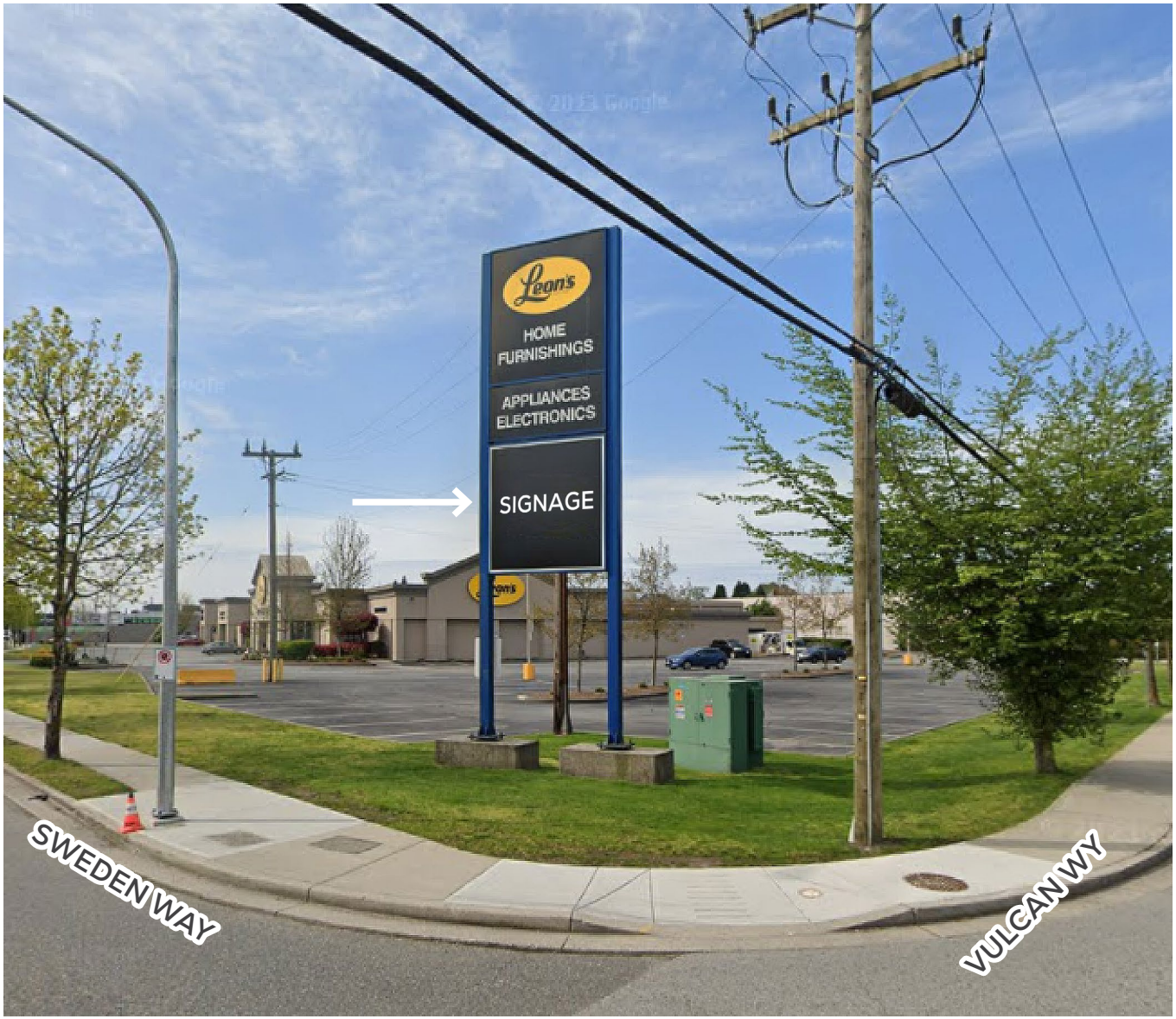




AI was used to remove construction materials, for better visualization of the space.

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PYLON



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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

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