



FOR LEASE

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

130 - 12551 Bridgeport Road
Richmond, BC

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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



DEMOGRAPHICS

(Please see following page)

CONTACT

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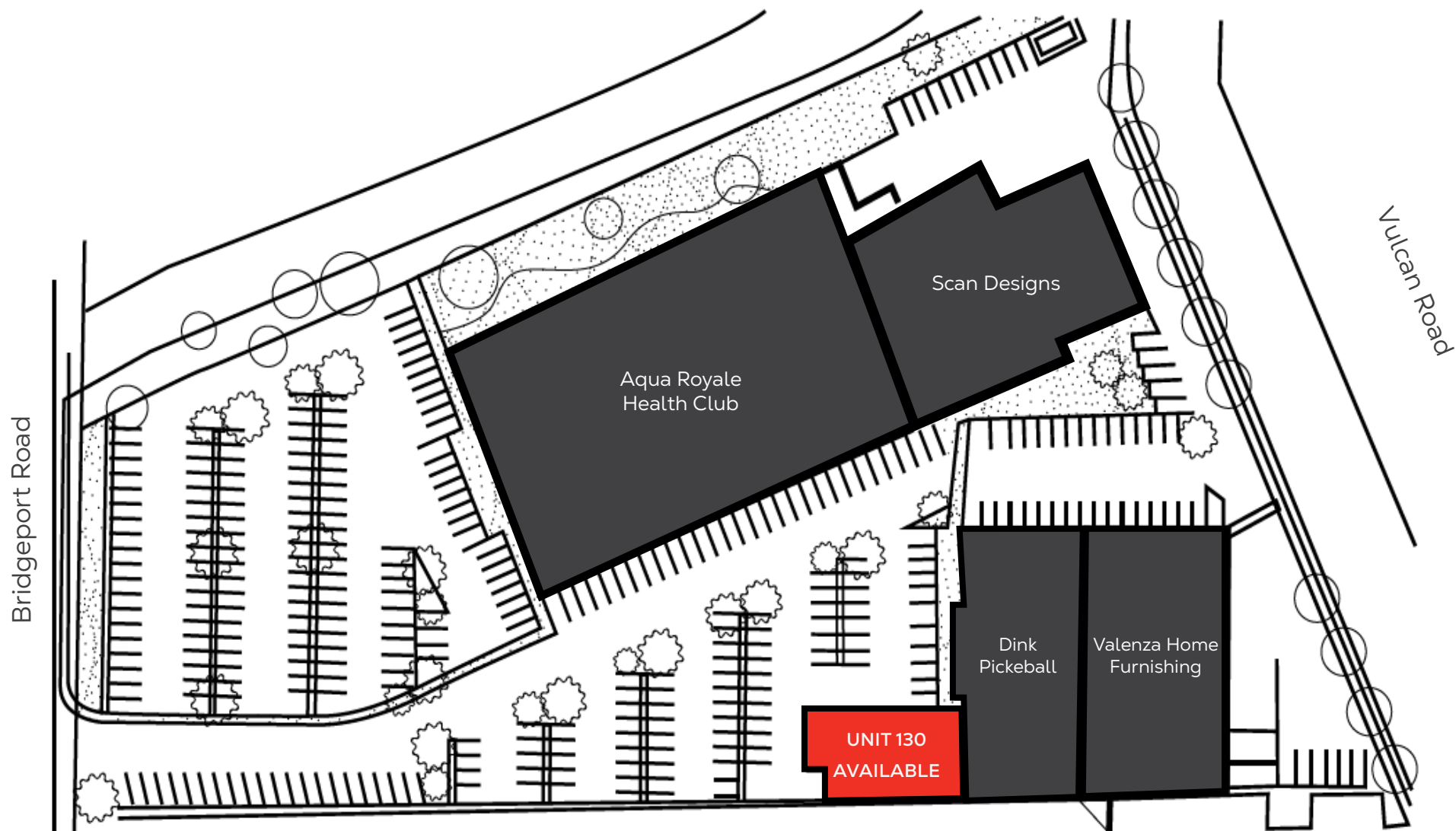
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LOCATION & DEMOGRAPHICS



SITE PLAN



PHOTOS

