



Unit 1055 – 10820 No. 5 Road | Richmond, BC

Retail space off of Stevenson Highway for sublease

Johnny Newell

Associate

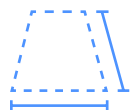
+1 604 692 1120

johnny.newell@colliers.com

Colliers

Accelerating success.

Property Overview



1,791 SF



Easy access
to Stevenson
Highway and
Highway 99



New, modern
retail space



Surrounded
by a strong
tenant mix



Free parking
for visitors

This property is ideally located at The Gardens, which is a bustling shopping plaza that offers a variety of services and retail options. With its central location, it has become a convenient spot for residents to shop for everyday essentials, enjoy dining options, and access professional services. The plaza features a mix of stores ranging from grocery outlets and pharmacies to cafes and restaurants, making it a one-stop destination for a variety of needs.

The design of the plaza blends modern retail spaces with green areas, and it regularly hosts local events and promotions. Whether you're looking for a quick bite or running errands, The Gardens continues to be a key part of Richmond's retail landscape, offering convenience and a sense of community to its visitors.

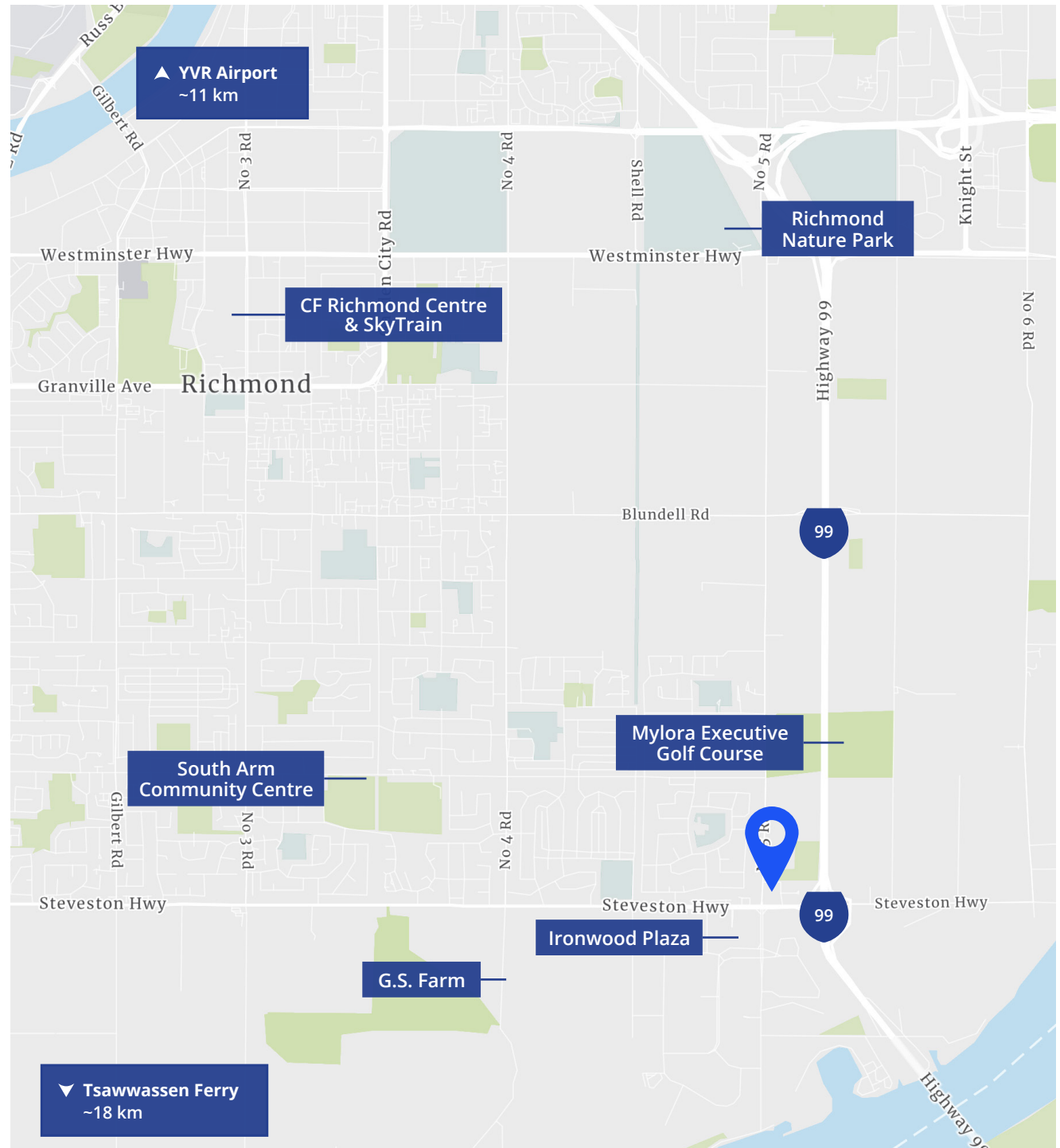
Civic Address	Unit 1055 - 10820 No. 5 Road, Richmond, BC V7A 4E5
Legal Address	LOT C SECTION 31 BLOCK 4 NORTH RANGE 5 WEST NEW WESTMINSTER DISTRICT PLAN EPP12978
Building Type	Commercial Mixed-Use
Year Built	2015
Site Area	1,791 SF (+/-)
Zoning	ZMU18
Lease Term	From now until July 2027, plus two five-year renewal options
Available	Immediately
Parking	One designated stall
Basic Rent	Contact listing broker
Additional Rent	\$16.40 (2024)



Location Overview

Richmond, BC, is a vibrant city located just south of Vancouver, known for its diverse population and thriving food scene. The city is poised for continued growth with major developments planned around transit infrastructure, including the expansion of the SkyTrain network.

- Across the Stevenson Highway from the property is the bustling Ironwood Shopping Plaza
- Great exposure to the traffic between the Tsawwassen Ferry Terminal and Vancouver on Highway 99
- CF Richmond Centre and the Richmond-Brighouse SkyTrain Station are ~7 km away
- Several bus routes run from the Richmond-Brighouse SkyTrain station to the property





Market Overview & Demographics

10 km radius from the property as of 2024



Current
population

355,902



Current # of
households

129,533



Average
household income

\$117,936

10 km radius from the property projected for 2029



Projected
population

392,184



Projected #
of households

142,654

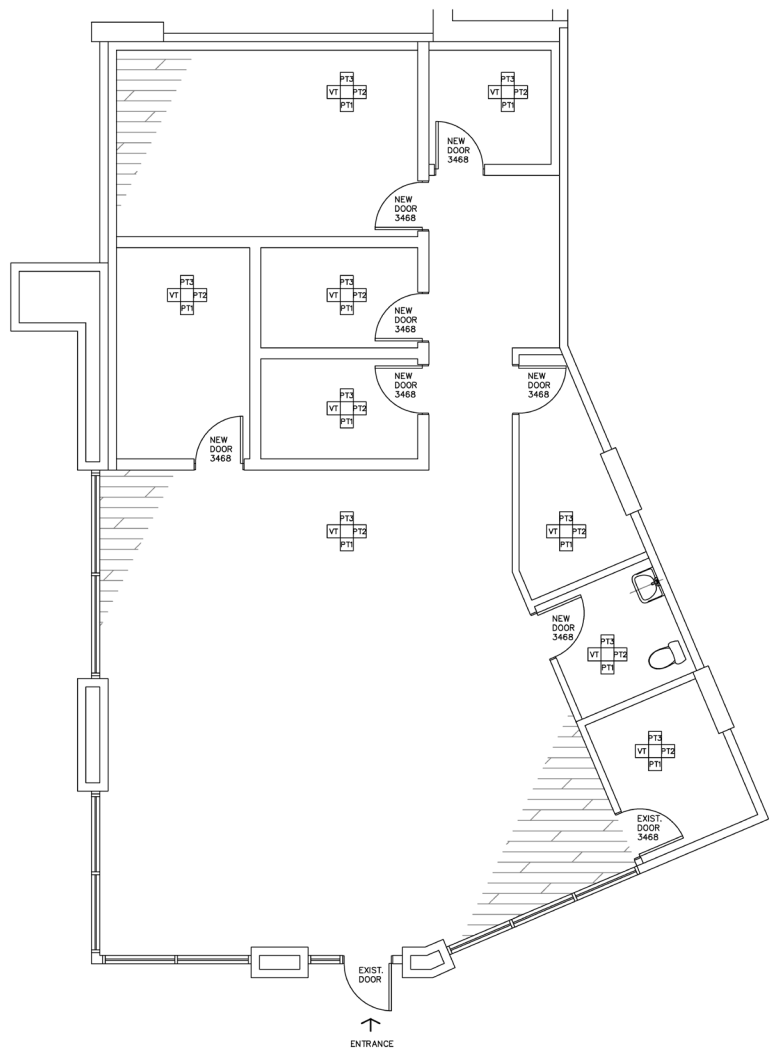


Projected average
household income

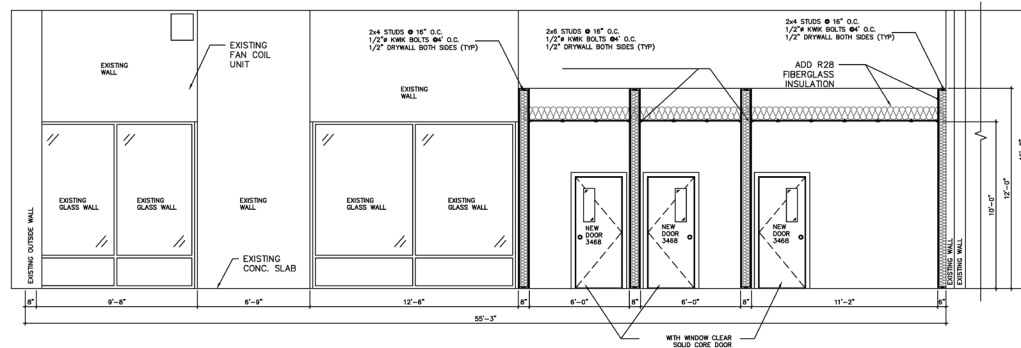
\$138,097



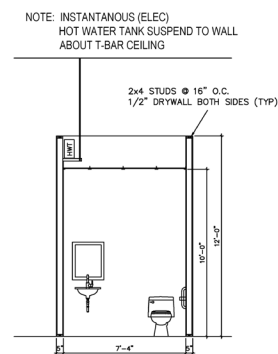
Floor Plan



1 FINISHES FLOOR PLAN
1/2\"/>



2 SECTION DRAWING (A-A)
1/2\"/>



3 SECTION DRAWING (B-B)
1/2\"/>

FINISHES LEGEND:			
PT1	WALL PAINT PAINT: BENJAMIN MOORE COLOUR: JADE GREEN PRODUCT NO: 2037-20 FINISH: EGGSHELL	PT3	DOOR / TRIM PAINT PAINT: BENJAMIN MOORE COLOUR: HOT TAMALE PRODUCT NO: CSP-1155 FINISH: SEM-GLOSS
PT2	CEILING PAINT PAINT: BENJAMIN MOORE COLOUR: CLOUD WHITE PRODUCT NO: CC-40 FINISH: FLAT	VT	VINYL FLOOR

FINISHES PLAN GENERAL NOTES:	
1. THIS DRAWING TO BE READ IN CONJUNCTION WITH GENERAL NOTES AND SPECIFICATIONS	
2. ALL COLUMNS TO MATCH FINISH F ADJACENT WALL SURFACE, UNO.	
3. PAINT ALL GWB CEILING 'PT2' WHERE APPLICABLE.	
4. ALL FLOOR FINISHES TO EXTEND BELOW MILLWORK	
5. ALL FLOOR FINISHES TO EXTEND TO WALLS - TYPICAL..	
6. ALL FLOOR FINISHES TO BE INSTALLED AS PER MANUFACTURERS' SPECIFICATIONS.	
7. ALL EXISTING WALLS ARE TO BE PATCHED, SAND & PAINTED.	



Unit 1055 – 10820 No. 5 Road | Richmond, BC

Johnny Newell

Associate

+1 604 692 1120

johnny.newell@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers 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. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers 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. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc., Brokerage



collierscanada.com