

RICHMOND, BC

12551 BRIDGEPORT ROAD

FOR LEASE
UP TO 37,500 SF



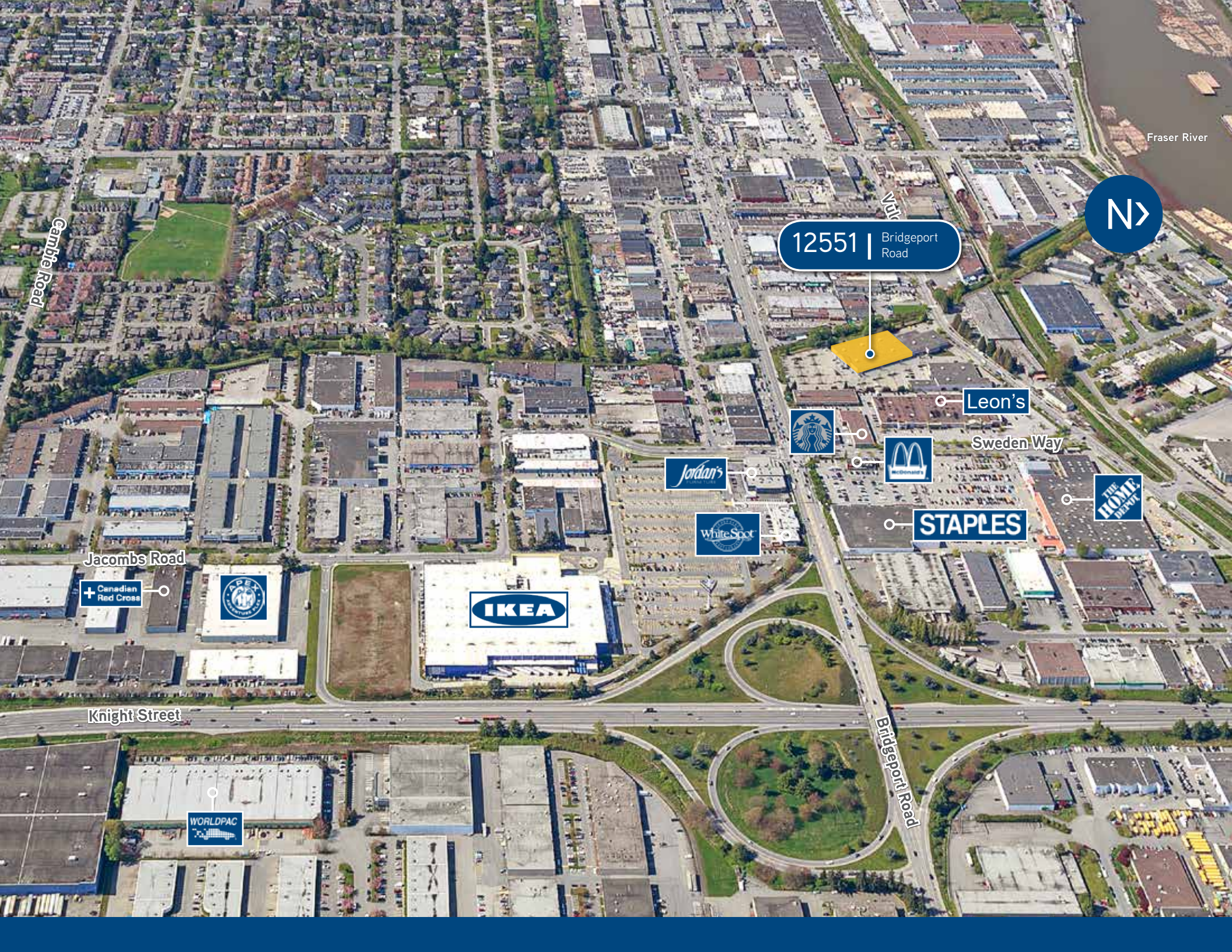
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Fraser River

N

12551 | Bridgeport Road

Leon's

Sweden Way

STAPLES

THE HOME DEPOT

Jordan's

White Spot



Jacombs Road

+ Canadian Red Cross



Knight Street

WORLD PAC

Bridgeport Road

OPPORTUNITY

*TO LEASE LARGE FORMAT SPACE ON
THE BRIDGEPORT ROAD COMMERCIAL
CORRIDOR.*

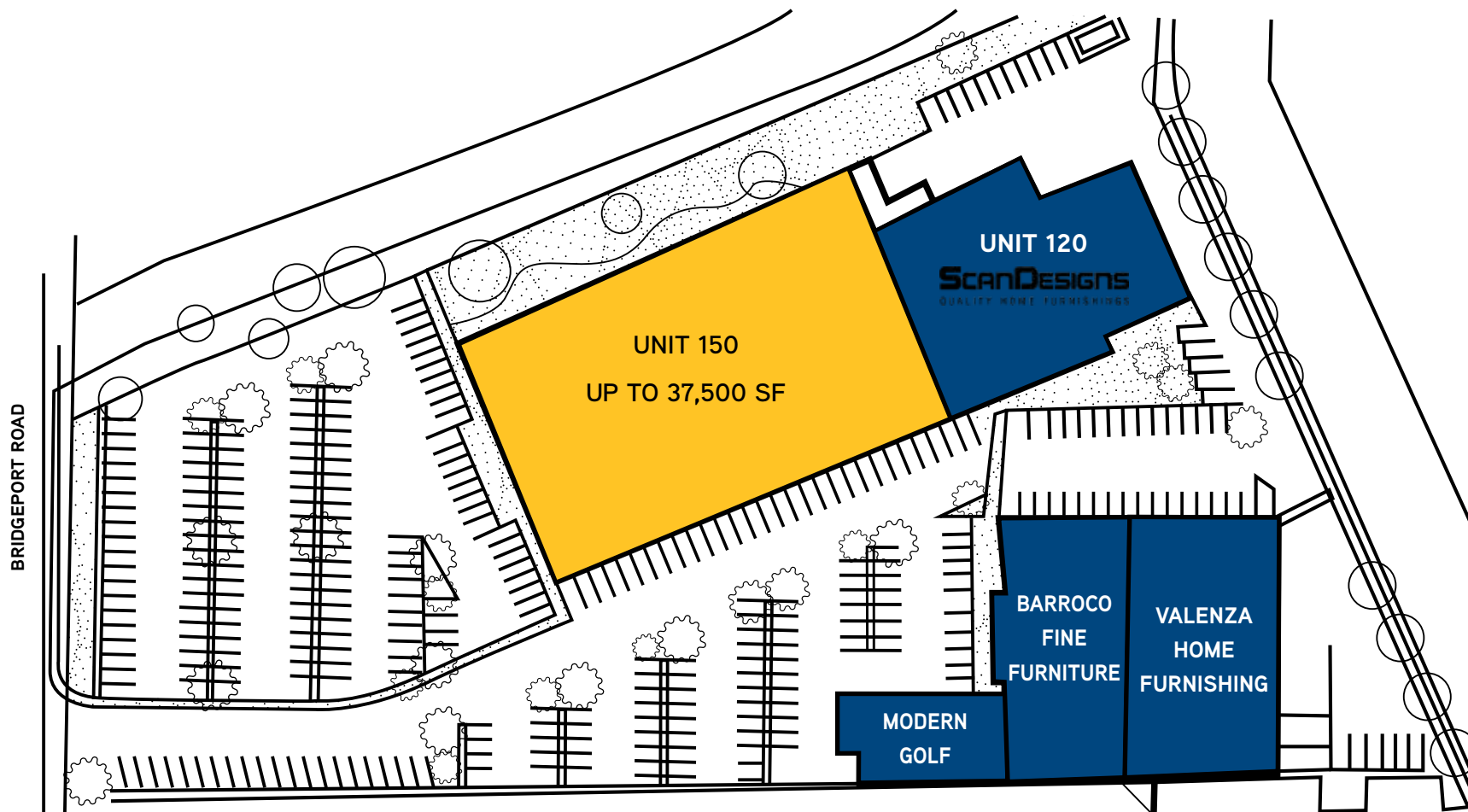
*IKEA, The Home Depot, Staples, Jordan's Interiors, ScanDesigns and
Leon's Furniture have established stores in the area.*

SALIENT FACTS



MUNICIPAL ADDRESS	150 - 12551 Bridgeport Road Richmond, BC, V6V 1J4
LEGAL ADDRESS	PID: 003-716-554 LOT 29, BLOCK 5N, PLAN NWP41402, SECTION 19, RANGE 5W, NEW WESTMINSTER LAND DISTRICT
GROSS RENTABLE AREA	CRU 150: Up to 37,500 SF
PARKING	Over 300 stalls.
AVAILABILITY	Up to 37,500 SF (available April 30, 2020)
ACCESS/EGRESS	Bridgeport Road: Right in; Right out Vulcan Way: Two access points; all-directional
ZONING	The property is governed by the IR1 zoning bylaw.
ADDITIONAL RENT (2020 ESTIMATE)	\$6.60 per square foot
ASKING BASE RENT	Please contact listing agent.

SITE PLAN



* This plan is for marketing purposes only and dimensions may not be exact

Available
Leased

LOCATION

The subject is located along the busy Bridgeport Road Commercial Corridor adjacent to numerous other strong drawing retailers.

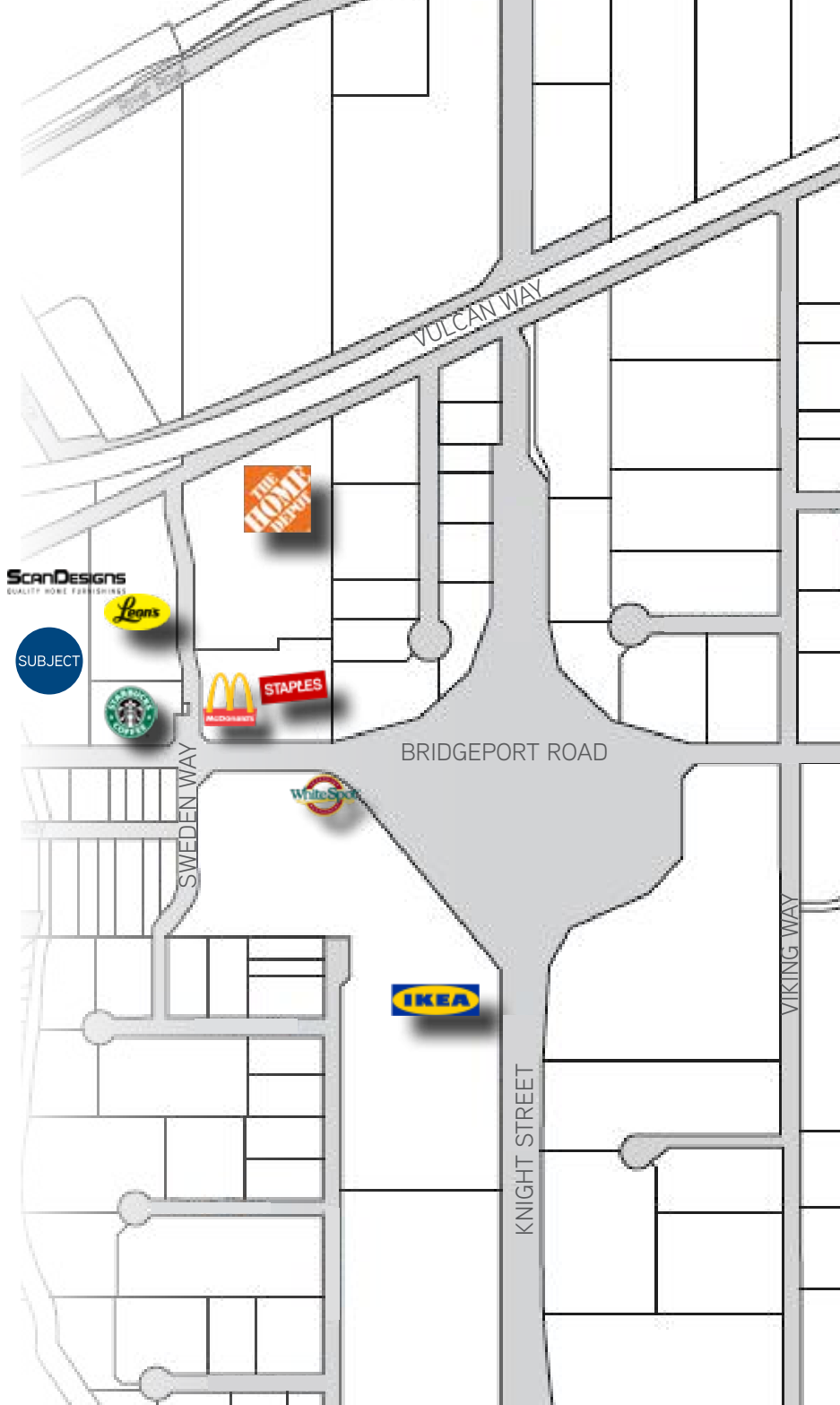
- › Neighbouring retailers include IKEA, Staples, Home Depot, Jordan's Interiors, ScanDesigns Furniture, Leon's Furniture, Starbucks and McDonalds
- › Between two major thoroughfares in Richmond: Bridgeport Road and Knight Street
- › The population of Richmond is currently estimated at 198,309 (2016 Census) with an average annual growth of 1.03%.

PROJECT

The project comprises 80,205 square feet of large format retail space. Current tenants include ScanDesign Furniture, Valenza Home Furnishing, Barroco Fine Furniture and Modern Golf.

Highlights are as follows:

- › High exposure
- › Easy access from Bridgeport Road and Vulcan Way
- › Ample surface parking
- › Pylon signage



EXTERIOR:



INTERIOR:



NEIGHBOURING RETAILERS:



DEMOGRAPHICS

The following demographics were taken from the subject property and obtained by Piinpoint, a centralized data platform.

DRIVE TIME: 7 MINUTES (2019)



TOTAL POPULATION

40,160



AVERAGE HOUSEHOLD INCOME

\$84,747



TOTAL HOUSEHOLDS

13,183

DRIVE TIME: 12 MINUTES



TOTAL POPULATION

240,940



AVERAGE HOUSEHOLD INCOME

\$79,979



TOTAL HOUSEHOLDS

88,912

DRIVE TIME: 17 MINUTES



TOTAL POPULATION

557,200



AVERAGE HOUSEHOLD INCOME

\$88,864



TOTAL HOUSEHOLDS

207,272

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