



BRIDGEPORT HOME CENTRE

2633 Sweden Way, Richmond, BC

PROPERTY LEASING BROCHURE



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 multiple pylon signage opportunities.



DETAILS

- ✦ **Size*:** CRU 2: 9,841 SF
*Includes Gross-Up
- ✦ **Base Rent:** Contact Listing Agents
- ✦ **Additional Rent:** \$7.73 PSF + Management Fee (5% of base rent & CAM)
- ✦ **Available:** March 2026
- ✦ **Zoning:** IR1 (Industrial Retail)
- ✦ Surface parking & rear dock loading
- ✦ Two elevations of signage + 2 pylons
- ✦ Prime location in Richmond's busy home improvement & furniture district

AREA TENANTS



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

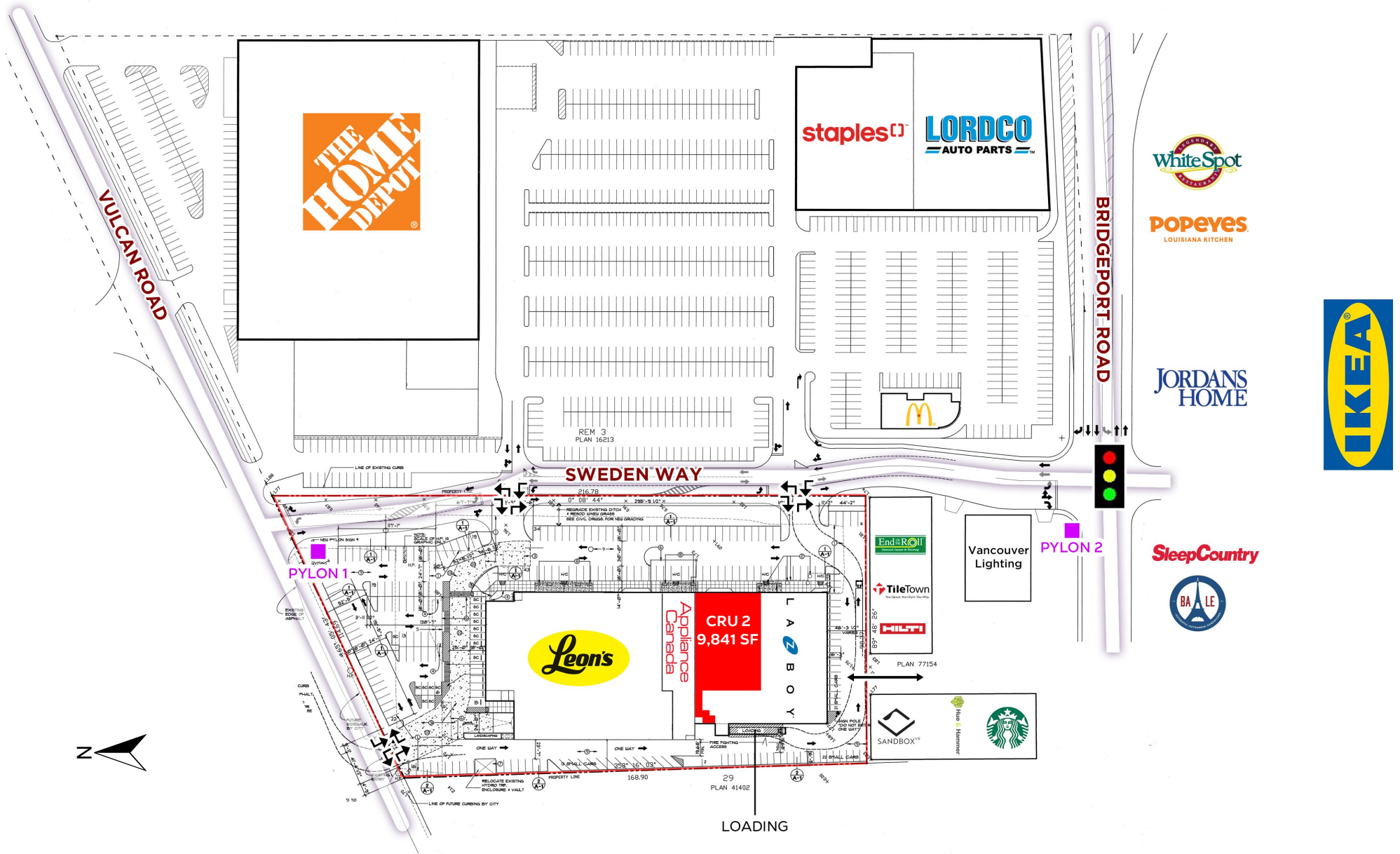
CONTACT

DAN CLARK

Personal Real Estate Corporation
Sitings Realty Ltd

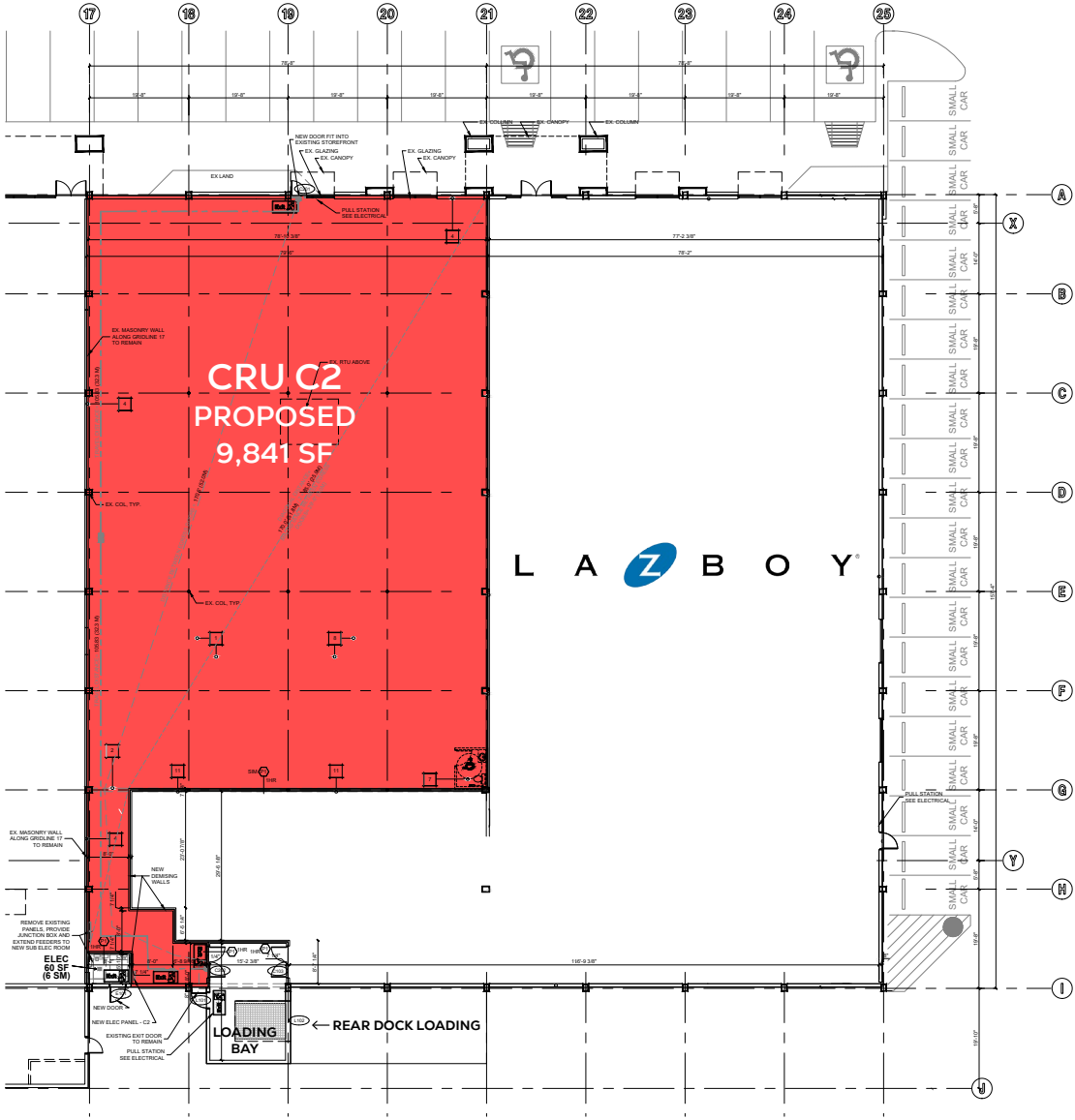
604.628.2577
dan@sitings.ca

SITE PLAN



FLOOR PLAN

SWEDEN WAY

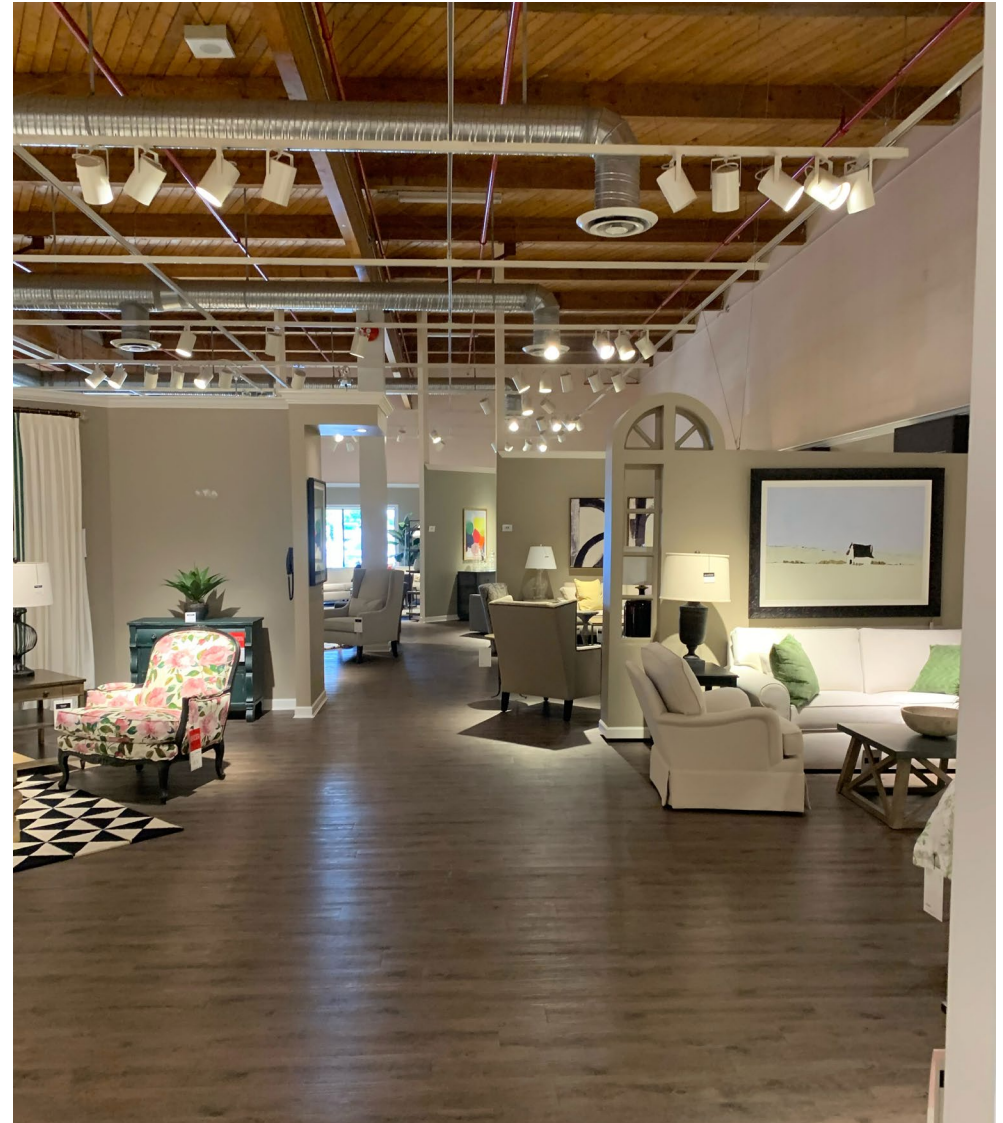


 **DOWNLOAD FLOOR PLAN (CAD)**

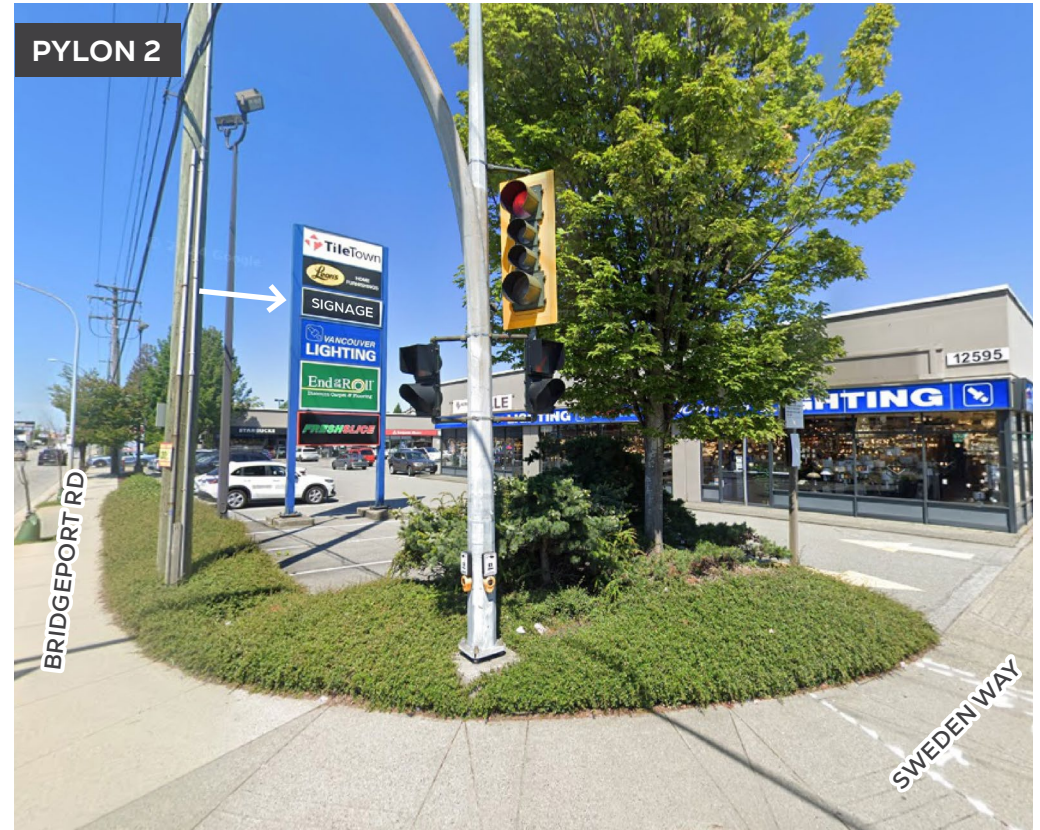
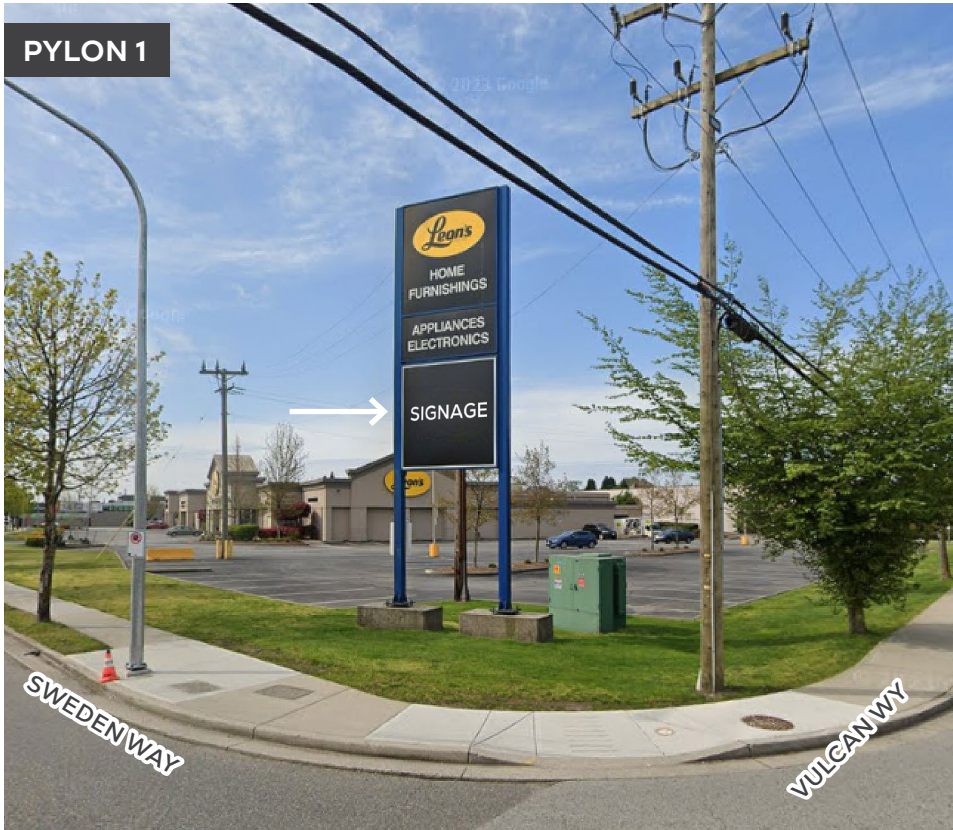
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INTERIOR PHOTOS



PYLONS



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](#)