



**For Lease** | 4873 Delta Street, Delta, BC

2,911 SF  
Freestanding  
**Retail/Office**

**Johnny Newell**

Sales Associate

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**Colliers**



# Opportunity



## Building Details

<b>Municipal Address</b>	4873 Delta Street, Delta, BC V4K 2T9
<b>Building Type</b>	Retail/Office
<b>PID</b>	011-536-144
<b>Legal Description</b>	LOT 50 EXCEPT: PART RED ON PLAN IN ABSOLUTE FEES PARCEL BOOK VOLUME 10 FOLIO 564 NO. 11357A, DISTRICT LOT 106 GROUP 2 NEW WESTMINSTER DISTRICT PLAN 256
<b>Building Description</b>	Freestanding store and service commercial
<b>Zoning</b>	RS1 - Single Detached Residential 1
<b>Year Built</b>	1940
<b>Rentable Area</b>	2,911 SF
<b>Site Area</b>	5,907 SF
<b>Tenant Improvement Allowance</b>	Market
<b>Net Rent</b>	\$20.00 PSF
<b>Property Tax</b>	\$17,696.08 (\$6.07 PSF)
<b>Possession</b>	Immediate
<b>Parking</b>	Ample street parking in immediate vicinity



# Location

Located in the a vibrant, picturesque community, where urban convenience meets the tranquility of nature. Delta Street offers the perfect blend of both.

## Location Highlights

- Spacious, family-friendly neighbourhoods with easy access to parks, trails, and the stunning coastline
- Known of its outdoor beauty
- Short drive away from the vibrant heart of Vancouver, with ease of access to shopping, dining, entertainment, and more





# Neighbourhood

**Demographics** | 4873 Delta Street, Delta, BC

(2024 - 5 KM Radius)



**Population**

**31,943**



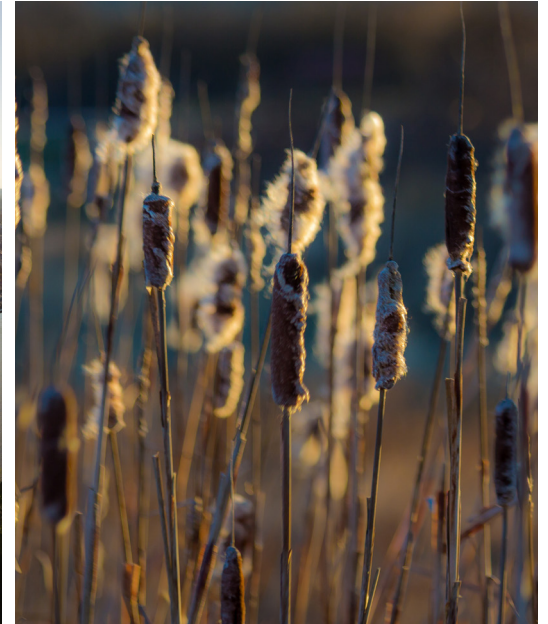
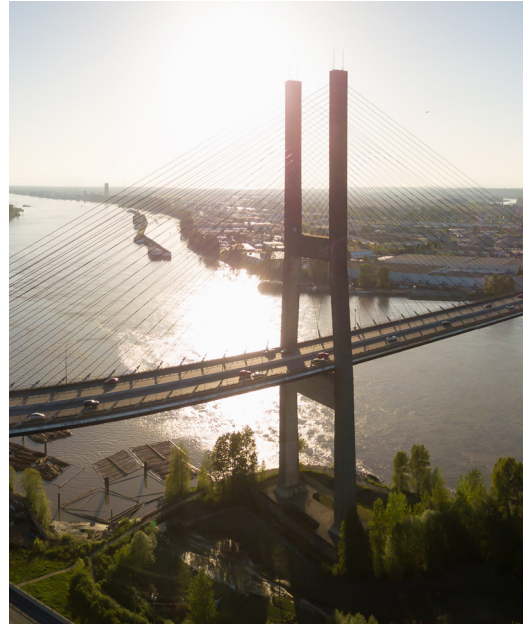
**Household**

**11,431**



**Average Household  
Income**

**\$147,976**



(2034 Estimate - 5 KM Radius)



**Population**

**36,600**



**Household**

**13,064**



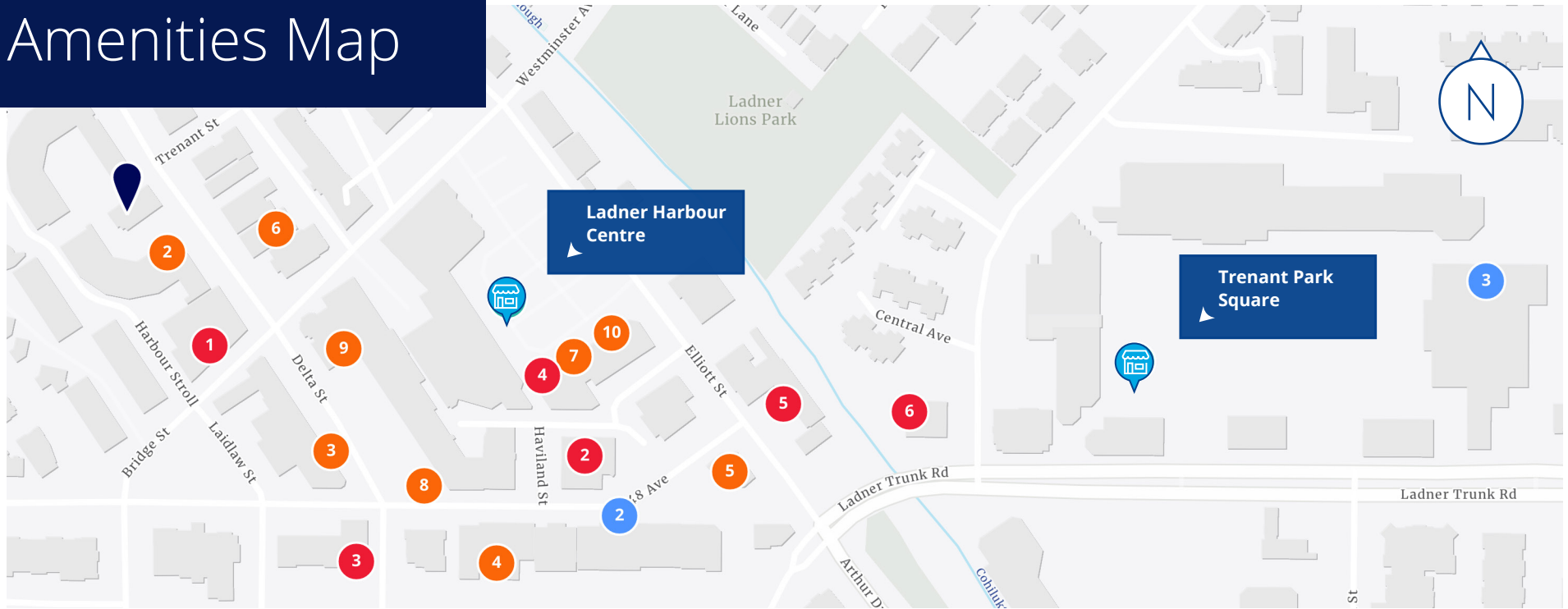
**Average Household  
Income**

**\$203,575**





# Amenities Map



## Legend

### Cafe and Restaurants

1. Sharkeys Seafood Bar & Grille
2. Go-Go Sushi & Cafe
3. Panago Pizza
4. Pho Saigon Restaurant
5. Stir Coffee
6. Il Posto
7. Gourmand Macaron & Friends
8. Sapporro Kitchen
9. Localz Urban Cafe
10. Pizza Hut

### Services

1. Delta Division of Family Practice Clinic
2. CIBC Branch
3. A Smile Dental Clinic
4. Canada Post
5. Fountain Tire
6. Scotiabank

### Groceries

1. Jarry's Market
2. Save-On-Foods
3. FreshCo

## Travel Times

**Boundary Bay Airport**  
7.1 KM | 13 Min.

**Richmond**  
17.0 KM | 25 Min.

**Downtown Vancouver**  
27.8 KM | 44 Min.

## Walk Score



**Walk**  
89



**Transit**  
42



**Bike**  
52

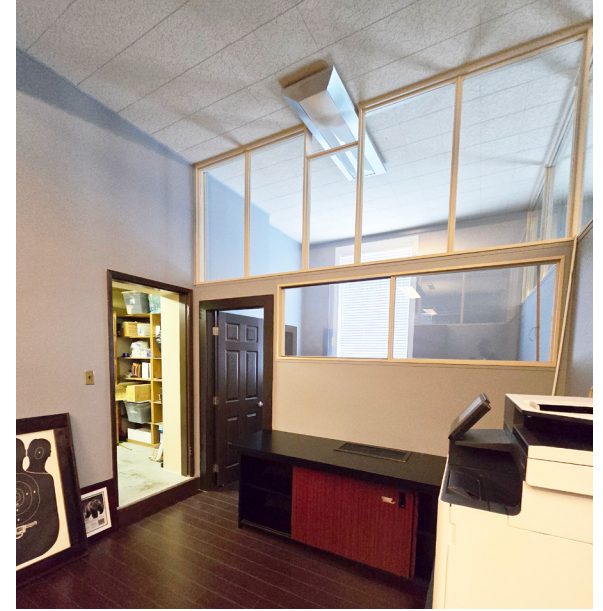


# Exterior Gallery





# Interior Gallery







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