

High-Exposure Multi-Use Commercial Building along Bridgeport Road

FOR LEASE

8331 River Road, Richmond

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FOR LEASE | 8331 RIVER ROAD, RICHMOND

The *Opportunity*

Positioned in a high-visibility location and adjacent to a Marina, 8331 River Road offers a mix of prime restaurant, retail, and studio spaces, making it ideal for a range of businesses seeking maximum exposure. This waterfront property is just a five-minute drive from the Vancouver International Airport.

Situated on 1.18 acres, this two-storey, ~ 25,813 SF building offers flexible leasing options, ideal for tenants looking to capitalize on the visibility of this prime, high-traffic location.

Highlights:



Restaurant Space

~ 8,810 SF of open space, perfect for a high-profile dining establishment or other commercial ventures.



Retail Space

~ 5,726 SF featuring 20-foot ceilings, ground-level loading, flexible design, 208-volt 3-phase power, HVAC, and access to over 40 shared parking stalls, making it ideal for a variety of uses.



Studio & Storage Space

~ 11,277 SF of adaptable studio units and storage space, including reception areas and shared restrooms.

Salient *Facts*

8331 River Road, Richmond

Civic Address 8331 River Road, Richmond, BC

Availability Immediate

Parking 40+ unassigned surface stalls

Signage Available on-building and pylon signage along Sea Island Way and Bridgeport Road

Building Size*: ~ 25,813 SF on 1.18 acres of land

Asking Rate \$25.00/SF

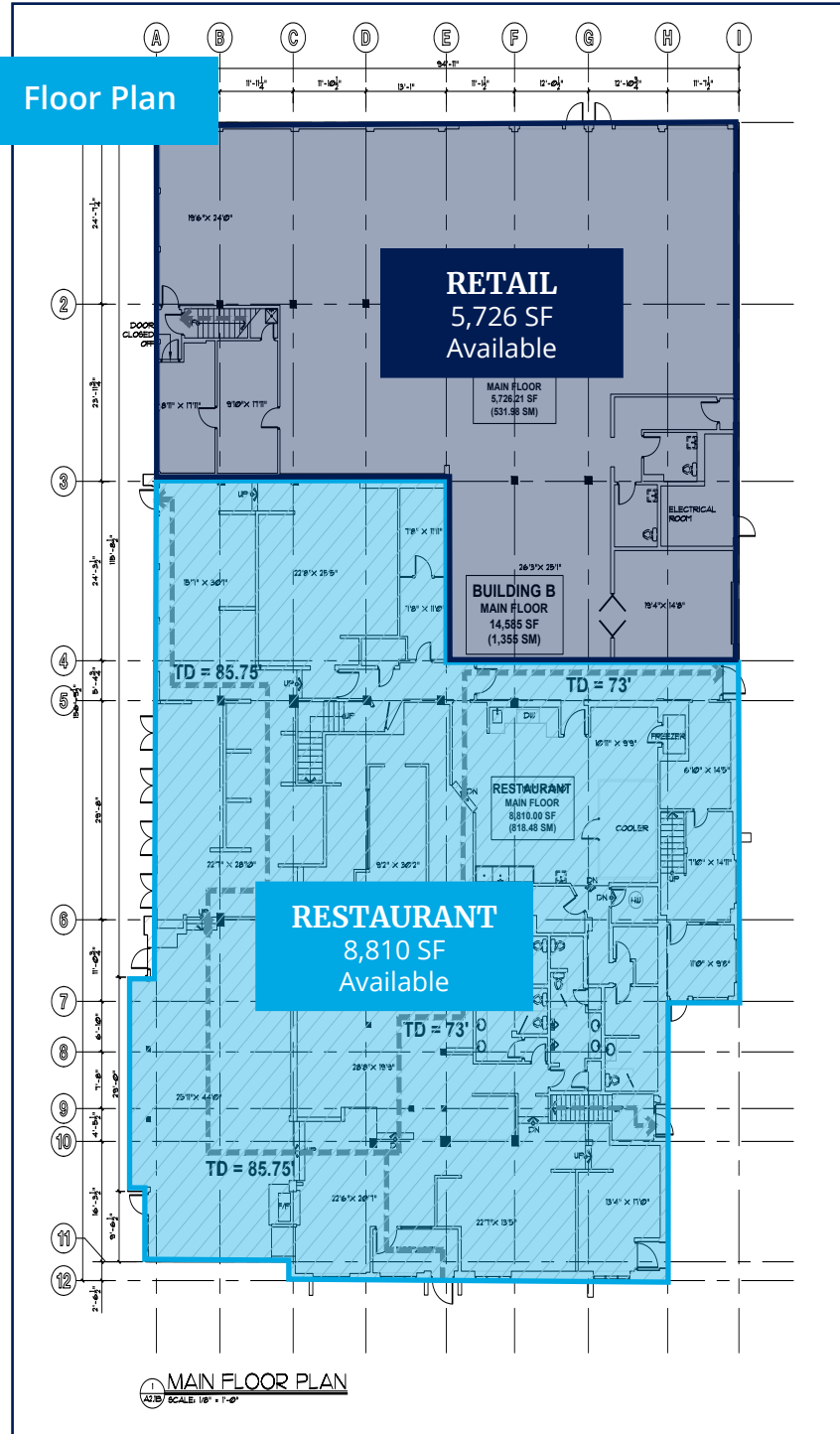
Zoning

The zoning for the property is **Marina (MA1)**, intended to facilitate boating-oriented uses. The City of Richmond encourages creative opportunities; however, we recommend initial discussions with the City of Richmond Planning Department to confirm that your intended use aligns with the rapidly developing neighbourhood.

Permitted Uses:

- Marina
- Marina Sales & Repair
- Marina Sales & Rentals
- Restaurant
- Studio

Floor Plan



Restaurant



Retail



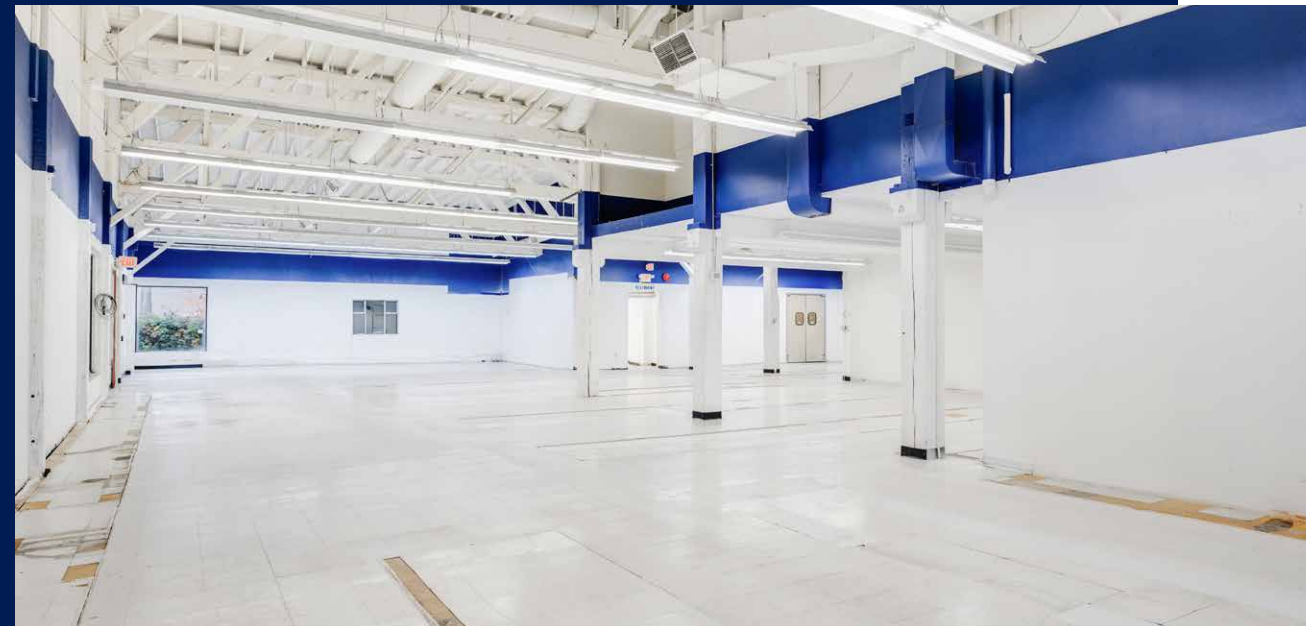
Property *Features*



Restaurant



Retail Space



Restaurant Space (*8,810 SF):

This 8,810 SF space is designed for a restaurant, with a reception area, dining space, liquor bar, commercial kitchen, and both men's and women's washrooms, as well as an employee washroom, storage room, and a change/locker area. The interior features hardwood oak flooring, ceramic tile in key areas, and a large patio overlooking the Vancouver Marina. The space is equipped with a 208-volt 3-phase panel, two 100-amp single-phase panels, and a gas-forced air and HVAC system. Parking is flexible with a shared first-come, first-served arrangement, and signage opportunities are available on building and pylon signage along Sea Island Way and Bridgeport Road.

Retail Space (*5,726 SF):

This spacious 5,726 SF retail unit offers 20-foot ceilings, providing the area with natural light and creating an open, inviting atmosphere. Ground-level loading provides easy access for deliveries or shipments, while a dedicated manager's office offers practical workspace for day-to-day operations. Currently designed for marine-specific retail, the space also offers flexibility for other potential uses. The unit is equipped with 208-volt 3-phase power and a gas-forced air and HVAC system to ensure comfort and efficiency year-round. Parking includes over 40 stalls on a first-come, first-served basis, shared with marina visitors and other tenants, making it ideal for both customers and staff.

Studio & Storage Space (*11,277 SF):

This adaptable studio space offers a variety of configurations to suit different business needs. It features private studios with secure doors, many of which are south-facing and offer scenic views of the marina and airport. The layout includes a reception area, shared men's and women's restrooms, and ample storage space. The space is flexible, with multiple demising options available to accommodate different tenant requirements. Bright and versatile, this studio space is ideal for small businesses looking for functional workspace with inspiring waterfront views.

**All measurements are estimate and should not be relied upon without independent verification.*

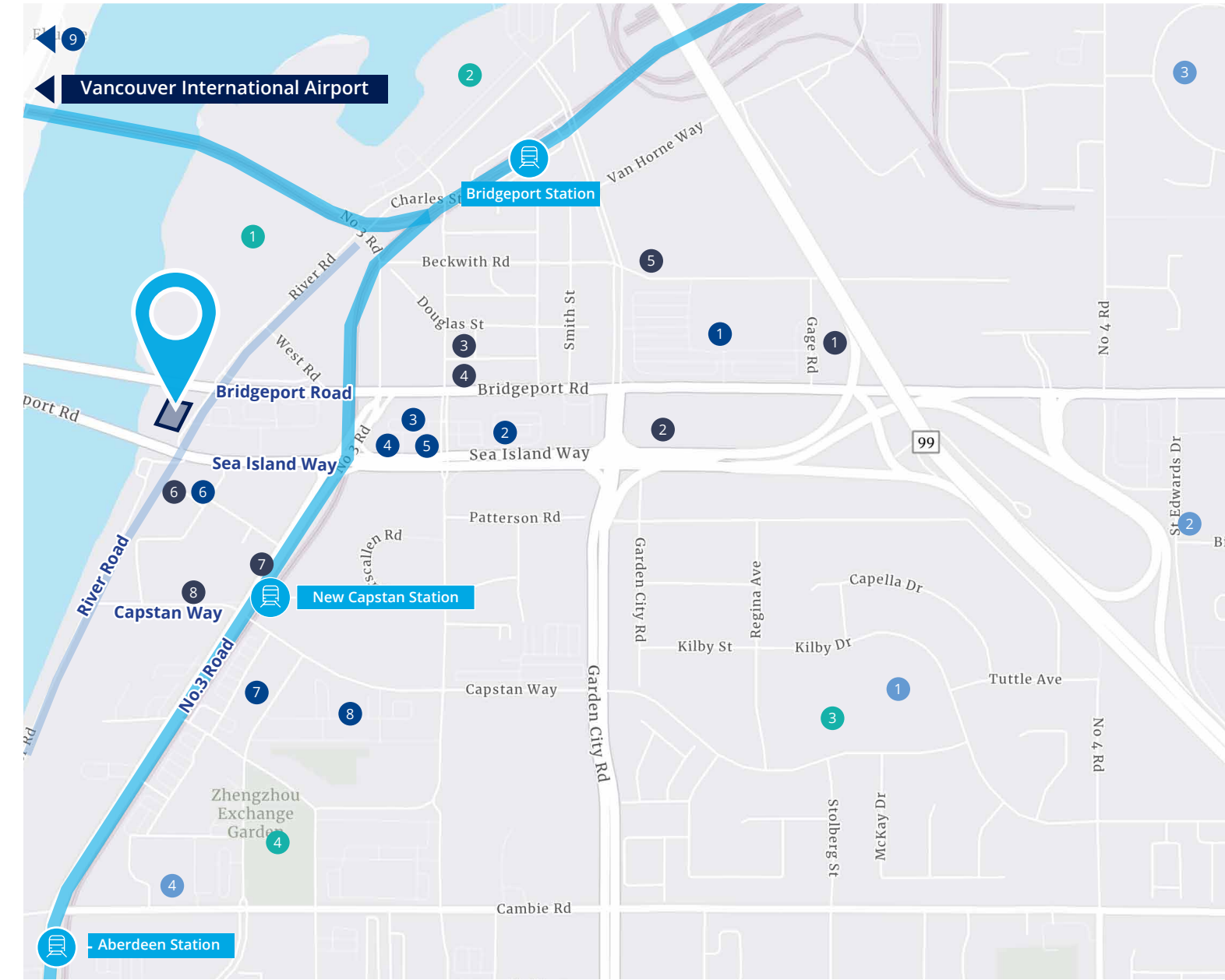
Location Overview

Ideally situated in the rapidly growing Bridgeport and Capstan Village areas of Richmond's City Centre, this property is surrounded by major developments such as River Rock Casino, Duck Island, Westin Wall Centre, and over 1,500 new residential units in Capstan Village. Its location offers significant potential for businesses looking to benefit from the area's increasing foot traffic and economic activity.

- The property's prime waterfront location along the eastern shore of the Fraser River's middle arm provides excellent visibility. Easily accessible from both River Road and Bridgeport Road, it also enjoys high exposure from Sea Island Way.
- With quick access to Vancouver via the Oak Street and Arthur Laing Bridges, and outlying areas through Highway 99, the property is well connected to major routes. It is also a short distance from Brighthouse Canada Line Station, with the upcoming Capstan Station set to further enhance commuter convenience.



Amenities Map



Restaurants & Retail

1. Costco
2. For Real Foodmart
3. Richmond Liquor Store
4. Starbucks
5. Burger King
6. The Apron
7. Canadian Tire
8. Union Square Shopping Centre
9. McArthur Glen Designer Outlet Vancouver

Education

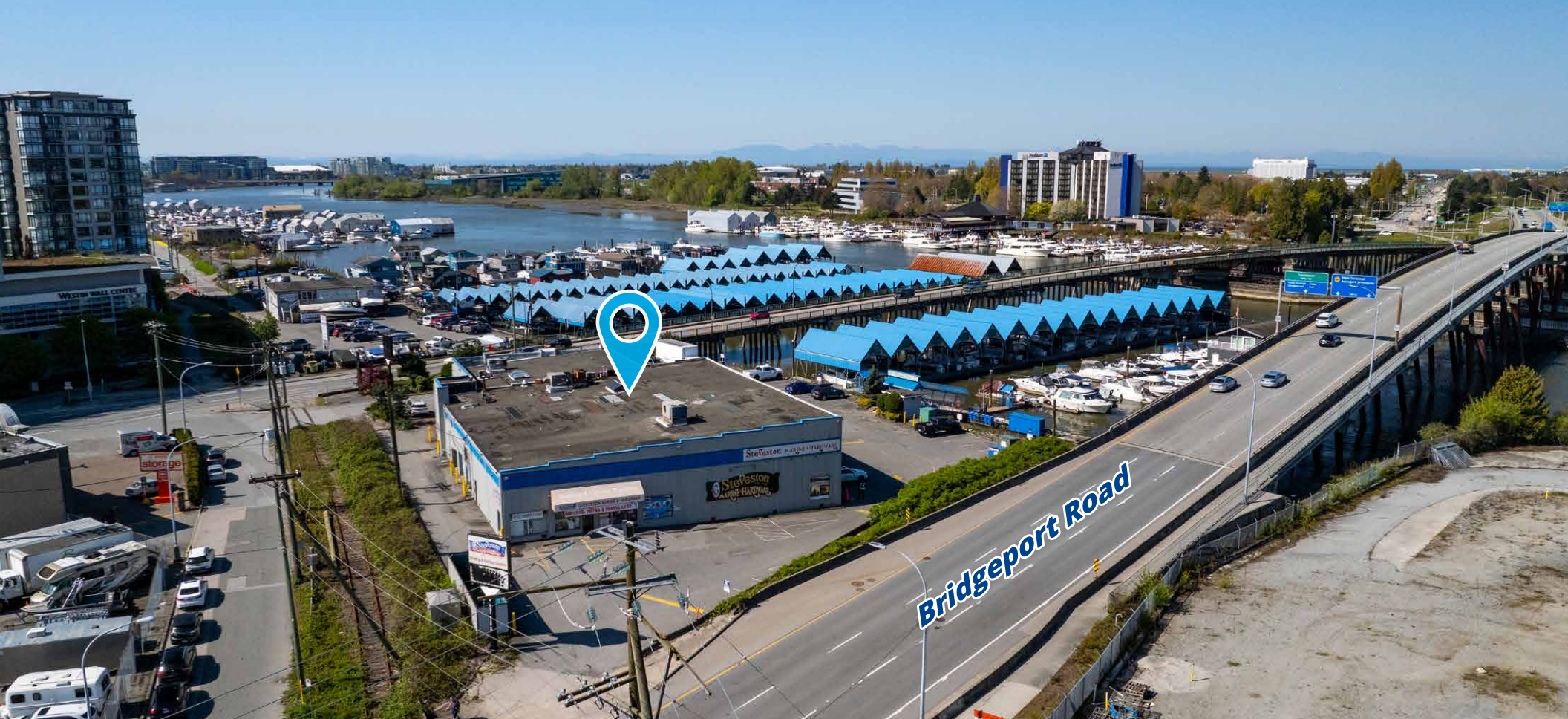
1. R.C. Talmey Elementary School
2. Chaoyin Bilingual School
3. RJ Tait Elementary School
4. Quantum College

Services & Banks

1. Holiday Inn
2. Husky Gas Station
3. Days Inn
4. Hampton Inn
5. Enterprise Rent-A-Car
6. The Westin Wall Centre
7. BMO Bank of Montreal
8. Life Labs

Parks & Recreation

1. Richmond Night Market
2. River Rock Casino & Resort
3. Talmey Neighbourhood Park
4. Aberdeen Neighbourhood Park



For more information, please contact the listing brokers.

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