

**9341 LADNER TRUNK ROAD, DELTA**  
HIGH-EXPOSURE 0.58 ACRE SITE JUST OFF HIGHWAY 99

**FOR  
LEASE**



**WILLIAM | WRIGHT**

**MATTHEW PORTE**  
matthew.porte@williamwright.ca  
604.428.5255





## 9341 Ladner Trunk Road, Delta

Exceptional build-to-suit opportunity for national quick service restaurant (QSR) or coffee chain. This 0.58 acre Highway Commercial (C4B) site offers excellent exposure and zoning that permits drive-thru restaurants and coffee shops. The landlord is open to a long-term lease with strong covenant tenants, making this an ideal site for tenants seeking a custom-built facility in a high-traffic location. Landlord may also consider offers to purchase — contact broker for details.



SITUATED BEHIND BUS STOP 310: SCOTTSDALE/LADNER



High-exposure 0.58 acre site just off Highway 99



Ideal build-to-suit opportunity for national QSR tenants



C4B zoning permits drive-thru restaurants and coffee shops



Owner open to long-term lease with strong covenant tenants

## Salient Facts

Lot Size ± 25,135 SQFT

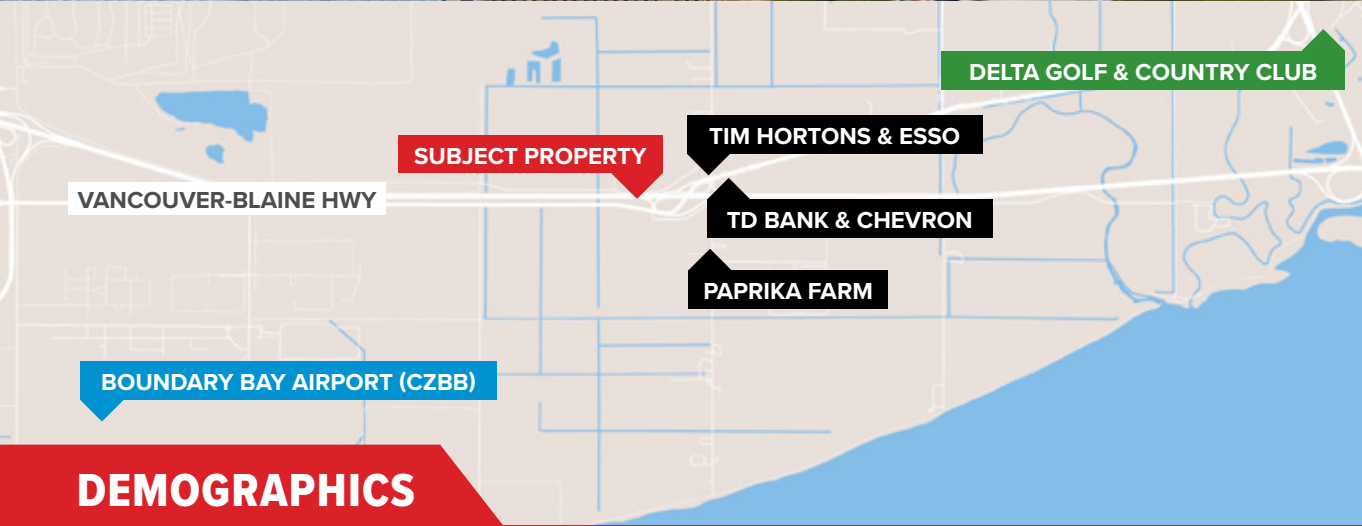
Zoning C4B

Lease Rates Contact Listing Agent

## Build-To-Suit Opportunity

Lease rate to be negotiated based on tenant covenant, building specifications, and lease term. Landlord's preference is a long-term lease with national QSR or coffee tenants.





## DEMOGRAPHICS

### DRIVE TIMES

BOUNDARY BAY AIRPORT (CZBB) > 10 MIN	>
RICHMOND > 10 MIN	>
US BORDER (PEACE ARCH) > 20 MIN	<
SURREY CITY CENTRE > 25 MIN	>
YVR AIRPORT > 30 MIN	>
VANCOUVER > 55 MIN	>



**± 70,000 VEHICLES/DAY**  
AT HWY 99 / LADNER TRUNK RD  
INTERCHANGE (EST.)



**± 35,000  
RESIDENTS**



**± \$115,000  
AVG. HOUSEHOLD INCOME**

## Location & Transit

Located just off Highway 99, one of Metro Vancouver's busiest commuter routes, the property offers direct frontage along Ladner Trunk Road, a key east-west arterial connecting South Delta to Highway 99 and Highway 17. The site benefits from convenient access to the George Massey Tunnel and Highway 17 connector, providing seamless connections to Richmond, Surrey, Tsawwassen Mills, and the BC Ferries terminal. This strategic position ensures exceptional exposure to high-volume commuter traffic while also serving the surrounding Ladner and South Delta residential communities — making it an ideal opportunity for quick service restaurant (QSR) or coffee tenants seeking visibility and accessibility.

Served by TransLink bus routes connecting Ladner, Richmond, and South Delta Bus stops located along Ladner Trunk Road, providing local and regional accessibility. Quick access to Ladner Exchange, a major transit hub linking to Canada Line and surrounding communities.

## Contact Listing Agent

**MATTHEW PORTE**  
matthew.porte@williamwright.ca  
604.428.5255