

**AVISON
YOUNG**

For Lease

**Units 130 & 135 - 8010 Saba Road
Richmond, BC**



**Flexible Retail Space at 8010 Saba Road
Up to 2,832 sf Available Now!**

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UNIT 130

Property details

TOTAL AREA

Unit 130: 1,394 sf
 Unit 135: 1,438 sf
 Total: 2,832 sf

AVAILABILITY

Immediate

CONFIGURATION

Units can be leased individually or combined

CONDITION

Delivered in shell condition - ready for tenant customization and improvement work

BASE RENT

Contact listing agents

ADDITIONAL RENT

\$22.19 psf (2025 est)

Property highlights

High visibility and foot traffic - directly across from CF Richmond Centre and accessed via No. 3 Road

Modern façade with large storefront windows and signage opportunities

Ample street and public parking nearby

Located in a vibrant mixed-use area

Suite highlights

Unit 135

24.5 feet of frontage

Two (2) parking stalls

Private washrooms

Kitchenette

Unit 130

25' 7" of frontage

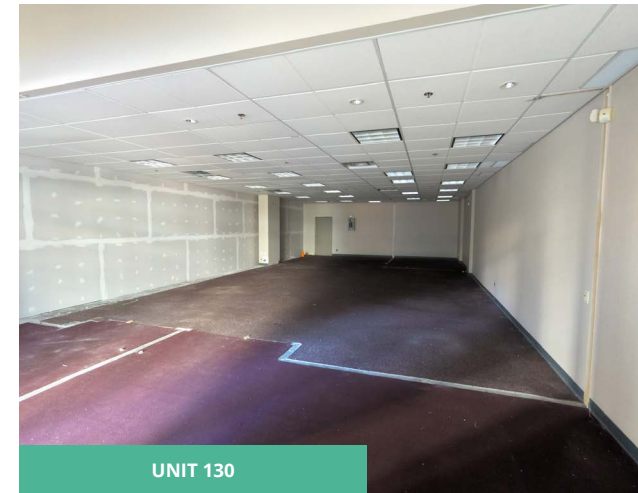
Two (2) parking stalls

Ready for tenant customization

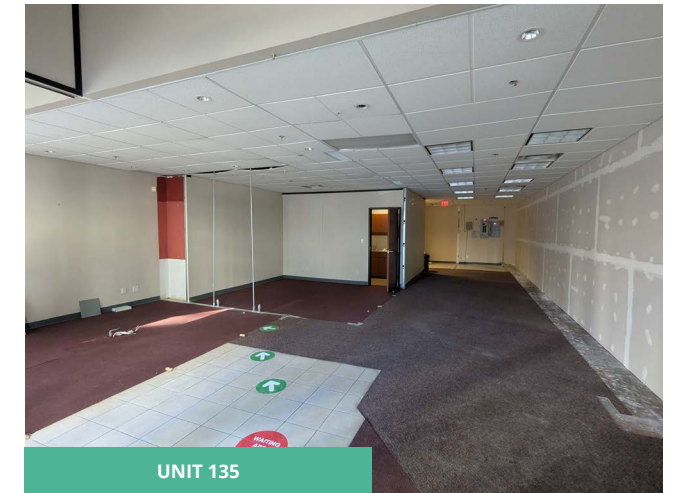
100 AMP service

Either unit is ideal for:

- Retail, medical, professional services
- Healthy Fast Casual QSR (no kitchen venting)
- Boutique Fitness (yoga, pilates, barre)
- Creative Studios (art, pottery, photography)
- Showroom use
- Education & Enrichment (tutoring, language learning, test prep)
- Music or Dance Schools
- Tech accessories & repair
- Nutrition and supplement retail

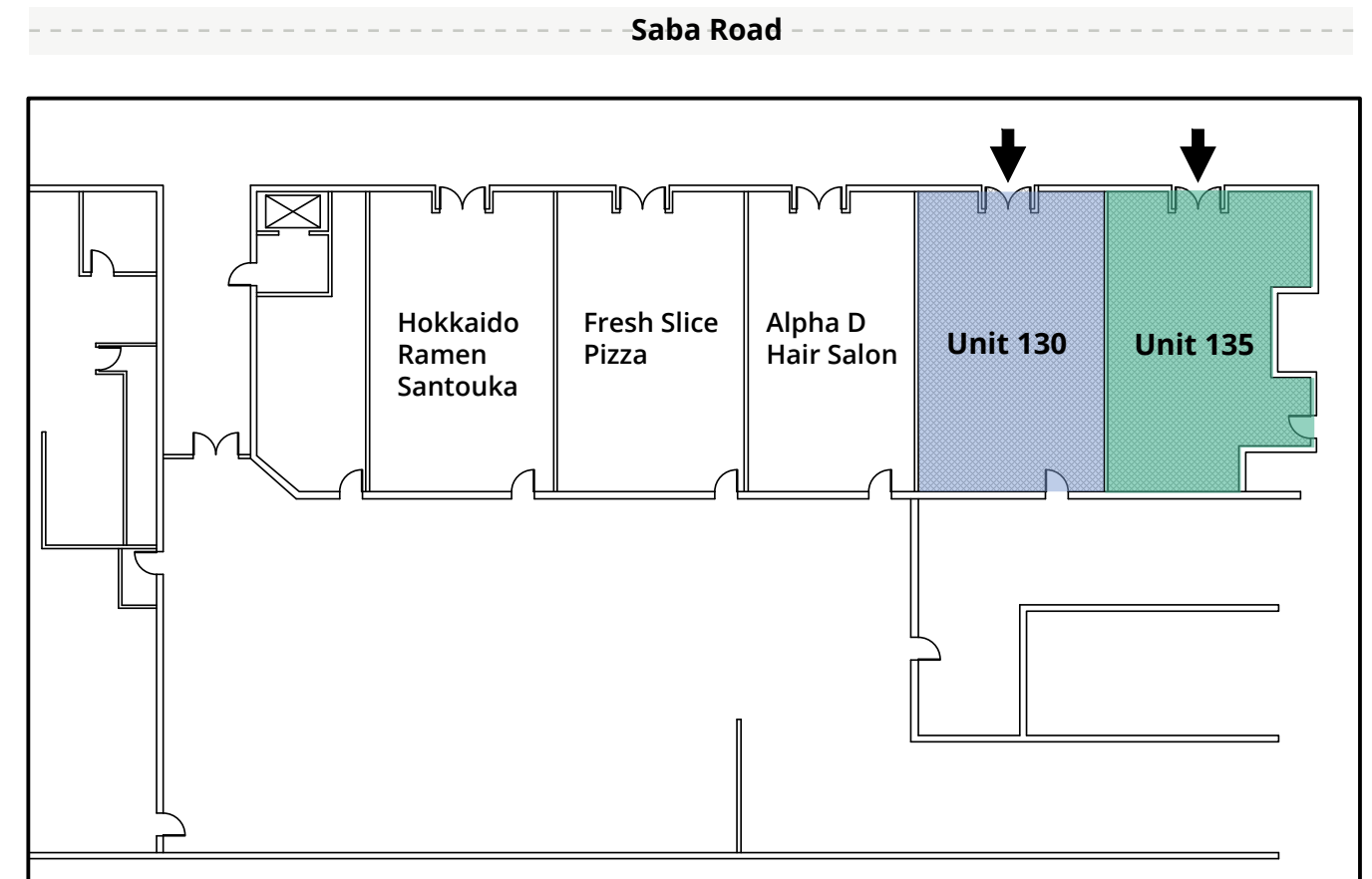


UNIT 130



UNIT 135

Floorplan



Location

8010 Saba Road is centrally located in Richmond, BC, steps from:

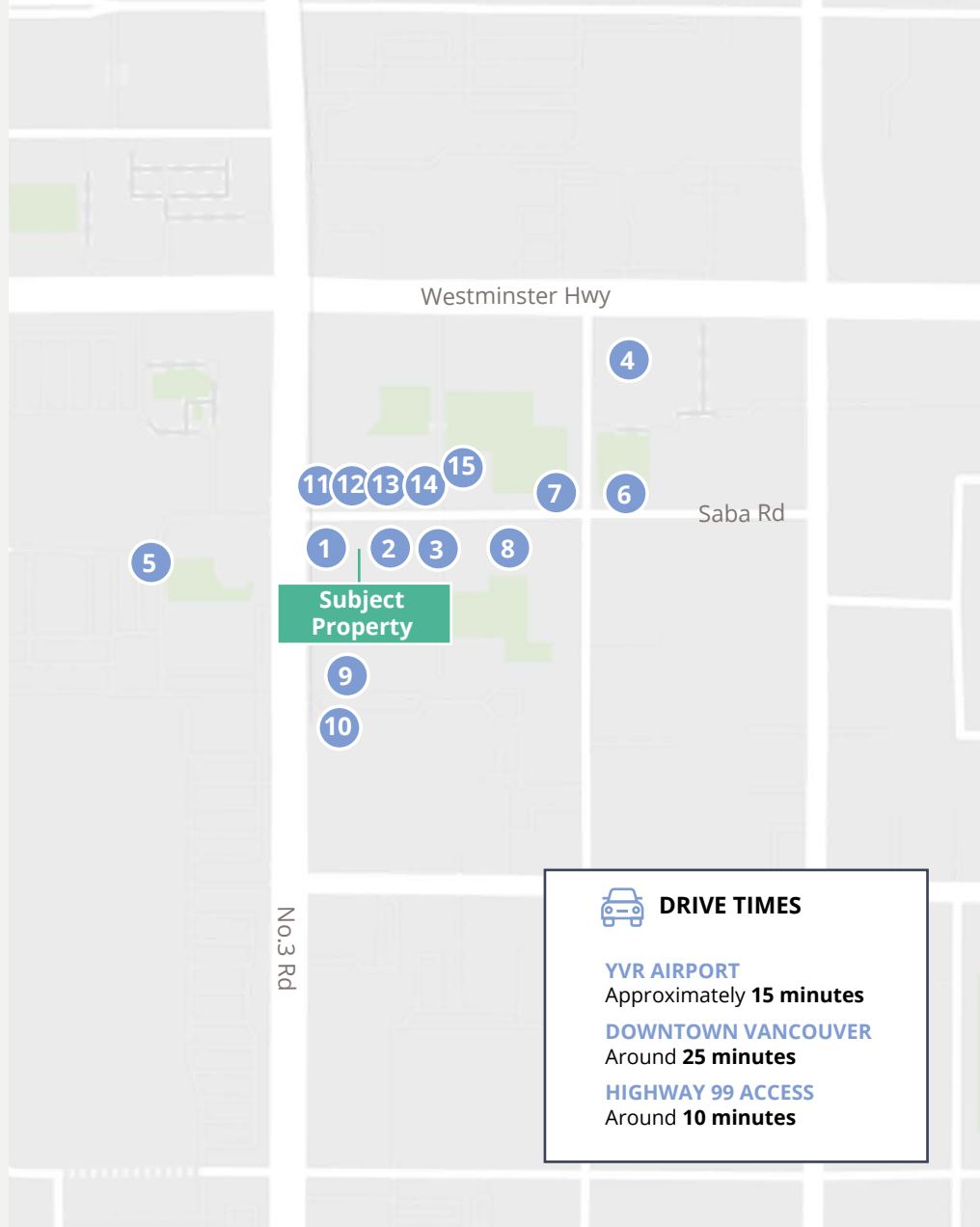
CF Richmond Centre – Premier shopping destination

Brighthouse SkyTrain Station – Rapid transit access

Richmond City Hall – Civic hub

Amenities

1. RBC
2. Freshslice Pizza
3. Alpha D Hair Salon
4. Richmond Public Market
5. CF Richmond Centre
6. Matcha Café Maiko
7. Pho M&K Vietnamese Noodle House
8. Silkway Halal Cuisine
9. Richmond Brighthouse Station
10. On The Run
11. BMO
12. Co-operators
13. Asera Dental
14. Voide Nail Studio
15. Mauve Hair



DRIVE TIMES

YVR AIRPORT

Approximately **15 minutes**

DOWNTOWN VANCOUVER

Around **25 minutes**

HIGHWAY 99 ACCESS

Around **10 minutes**



96

Walk Score
"Walker's Paradise"



81

Transit Score
"Excellent Transit"



68

Bike Score
"Bikable"

Contact for more information

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Platinum member