

FOR LEASE

5155 LADNER TRUNK ROAD, DELTA, B.C.

FULL FLOOR OFFICE OPPORTUNITY: 4,950 SF

Marcus & Millichap



Opportunity

This 4,950 SF built-out second-floor office space at 5155 Ladner Trunk Road offers a flexible layout with abundant natural light, ideal for businesses of all sizes. Located just minutes from Ladner Village and with easy access to major highways, including Highway 17 and the South Fraser Perimeter Road, it provides excellent connectivity to the broader region. Surrounded by a variety of amenities, including restaurants, shops, and services, this prime location offers both convenience and a professional environment for your business.

Salient Details

Municipal Address:	#200-5155 Ladner Trunk Road, Delta, B.C.
Leasable Area:	4,950 SF * demising options available from 2,300 SF
Available:	October 1st, 2025 (potential for earlier)
Net Rent:	Contact Listing Agent
Additional Rent:	\$13.50 PSF (2025 est.)
Current Zoning:	CD103 - Comprehensive Development
Parking Stalls:	Surface lot and street parking

Highlights



Well-positioned, fully built-out 2nd floor office space (4,950 SF)



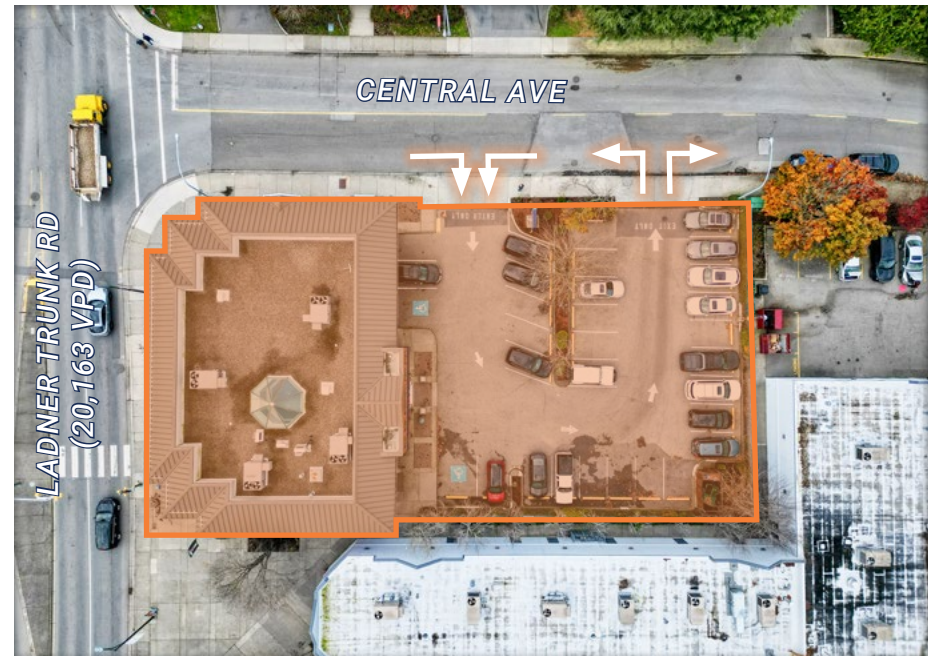
Located at the high-traffic intersection of Ladner Trunk Road (20,163 VPD) and Central Avenue



Excellent access to public transit routes, enhancing convenience for employees and customers and ensuring consistent foot traffic

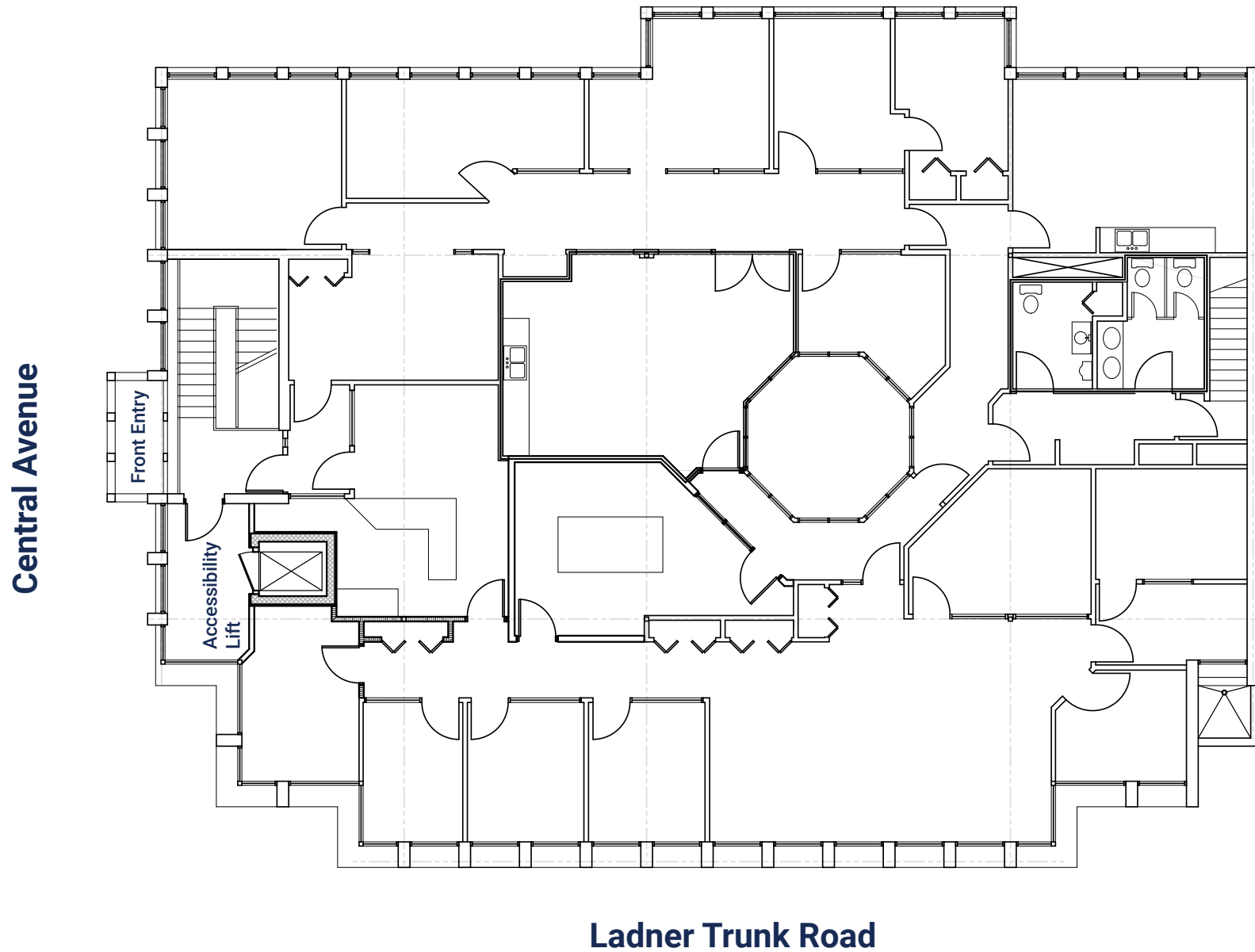


The surrounding area has seen significant growth, with upcoming multifamily developments further driving talent pool and foot traffic.

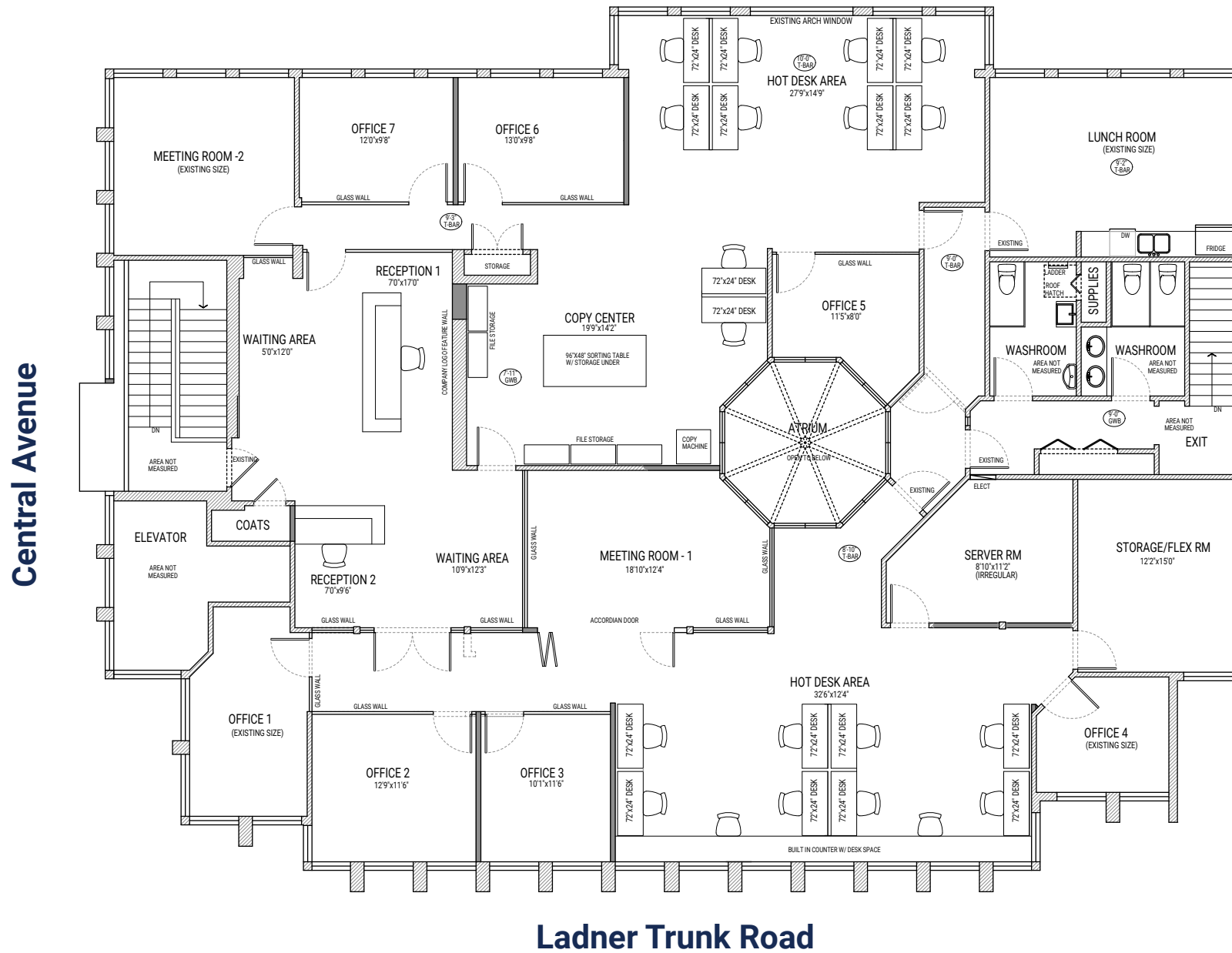


Site Plan

Unit 200 Rentable Area: 4,950 SF



Site Plan - SAMPLE TEST FIT



Market Overview

Delta, located at the southern tip of Metro Vancouver, is a key municipality with a population of approximately 110,000. The city is known for its mix of residential, commercial, and industrial development, contributing to its economic growth and diverse community. With excellent connectivity, Delta provides access to major transportation corridors like Highway 17, the U.S. border, Vancouver International Airport's South Terminal, and Tsawwassen Ferry Terminal.

Home to a dynamic economy with sectors including manufacturing, logistics, agriculture, and tourism, Delta attracts both new and established businesses seeking access to the North American and Pacific markets. Its strategic location and skilled workforce, combined with a high quality of life and natural beauty, make Delta an appealing destination for businesses and residents alike.

Strategic Location: Located at the southern tip of Metro Vancouver, offering easy access to major transportation corridors and the U.S. border.

Population: Approximately 110,000, with steady growth projected due to new residential and commercial developments.

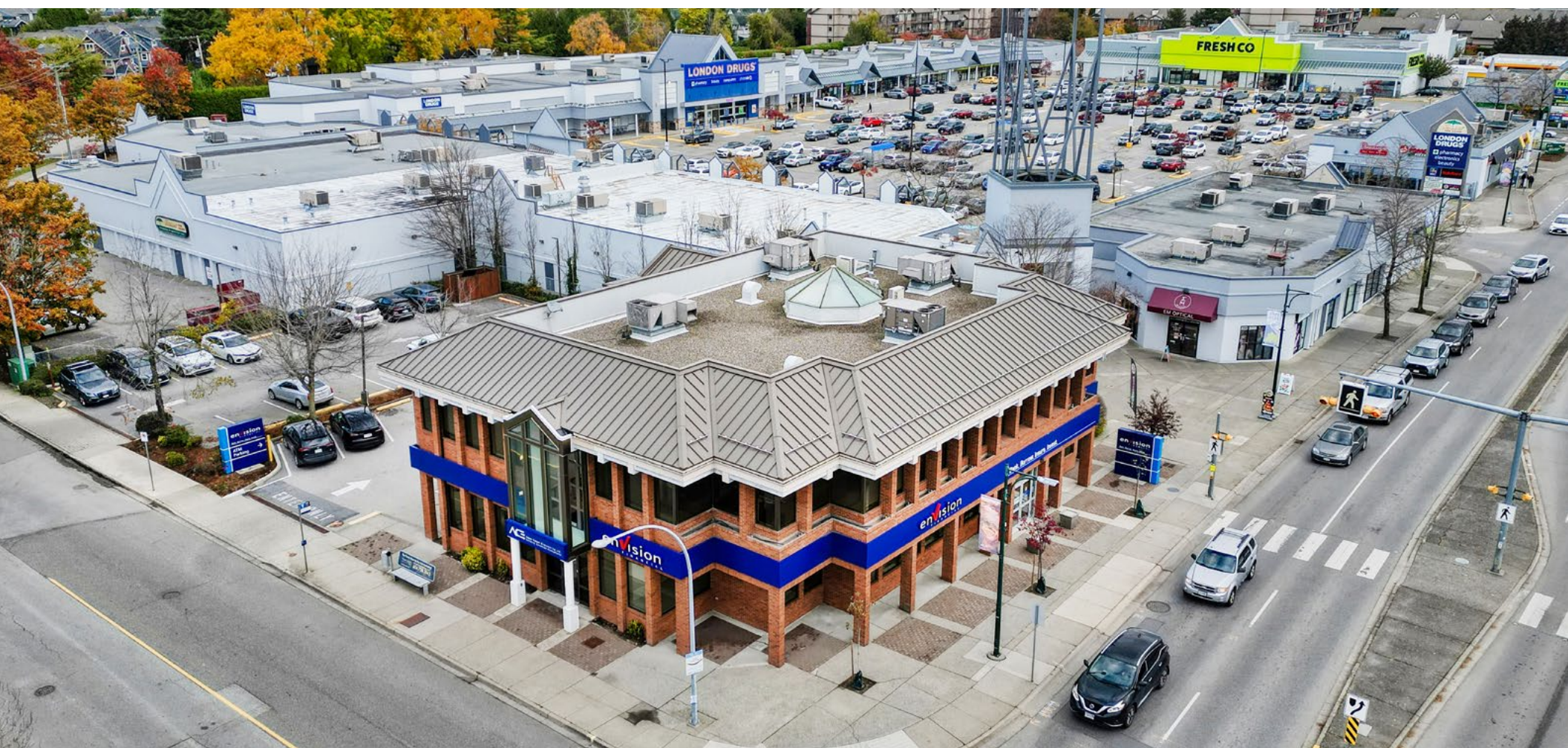
Major Economic Sectors: Key industries include manufacturing, distribution, logistics, agriculture, and tourism.

Average Household Income: \$115,412
(Within 1 KM radius from Subject Property)

Educational Institutions: Home to a number of primary, secondary, and post-secondary institutions, including the Delta School District and local campuses of Simon Fraser University (SFU) and Kwantlen Polytechnic University (KPU).

2023 Demographics	1 KM	3 KM	5 KM
Avg. Household Income	\$115,413	\$128,042	\$128,174
Population Growth (2017-2022)	7.30%	10.80%	11.30%
Population Growth (2022-2027)	8.60%	9.80%	8.10%





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