



FOR SALE

High Exposure Retail Centre with a Long Term Lease!

10240 RIVER ROAD, DELTA, BC

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Colliers

PROPERTY OVERVIEW

Colliers is pleased to present for sale an opportunity to acquire a high exposure retail asset with a long term lease in place in Delta, BC.

The property primarily consists of a Canco gas station and convenience store with a long term lease in place.

| | |
|-----------------------------------|---|
| Civic Address | 10240 River Road, Delta, BC, V4C 2R3 |
| Legal Description | LOT 2 DISTRICT LOT 18 GROUP 2 NEW WESTMINSTER DISTRICT PLAN 82705 |
| Tenant | 1431317 B.C. Ltd. o/a Canco gas station, Convenience Store + a retail unit |
| PID | 014-823-152 |
| Site Area | 30,147.05 SF |
| Income (Year 1*) | \$288,000 per annum* *escalating to \$420,000 per annum on February 1, 2032 and expiring on October 31, 2043 |
| Zoning | C4- Service Station Commercial |
| OCP | OCP: Neighbourhood Centres & Corridors |
| Property Taxes (2026 est.) | \$31,444.60 |
| Occupancy | Fully leased |
| Asking Price | Contact agents for details |



LOCATION OVERVIEW

A well-exposed corner site at River Road and Centre Street, zoned CS4 (Service Station Commercial). The lot is largely rectangular with a slight angle at the northwest corner where it meets the adjacent rail line.

The location delivers on fundamentals including a new overpass to the north that drives regional traffic past the site, an active strip of multi-family density to the east providing a built-in customer base, and an established residential neighbourhoods to the south and west. The rail corridor along the western edge gives the site a clean, defined boundary.



NEARBY AMENITIES

📍 10240 River Road, Delta BC

Restaurants

| | |
|---|-----------------------|
| 1 | McDonald's |
| 2 | Bread & Cheese Eatery |
| 3 | Tidewater Pub |
| 4 | Salt & Steak |
| 5 | Chacha's House |

Financial Institutes

| | |
|---|---------------|
| 1 | Coast Capital |
| 2 | Scotiabank |
| 3 | RBC |
| 4 | TD |

Grocery

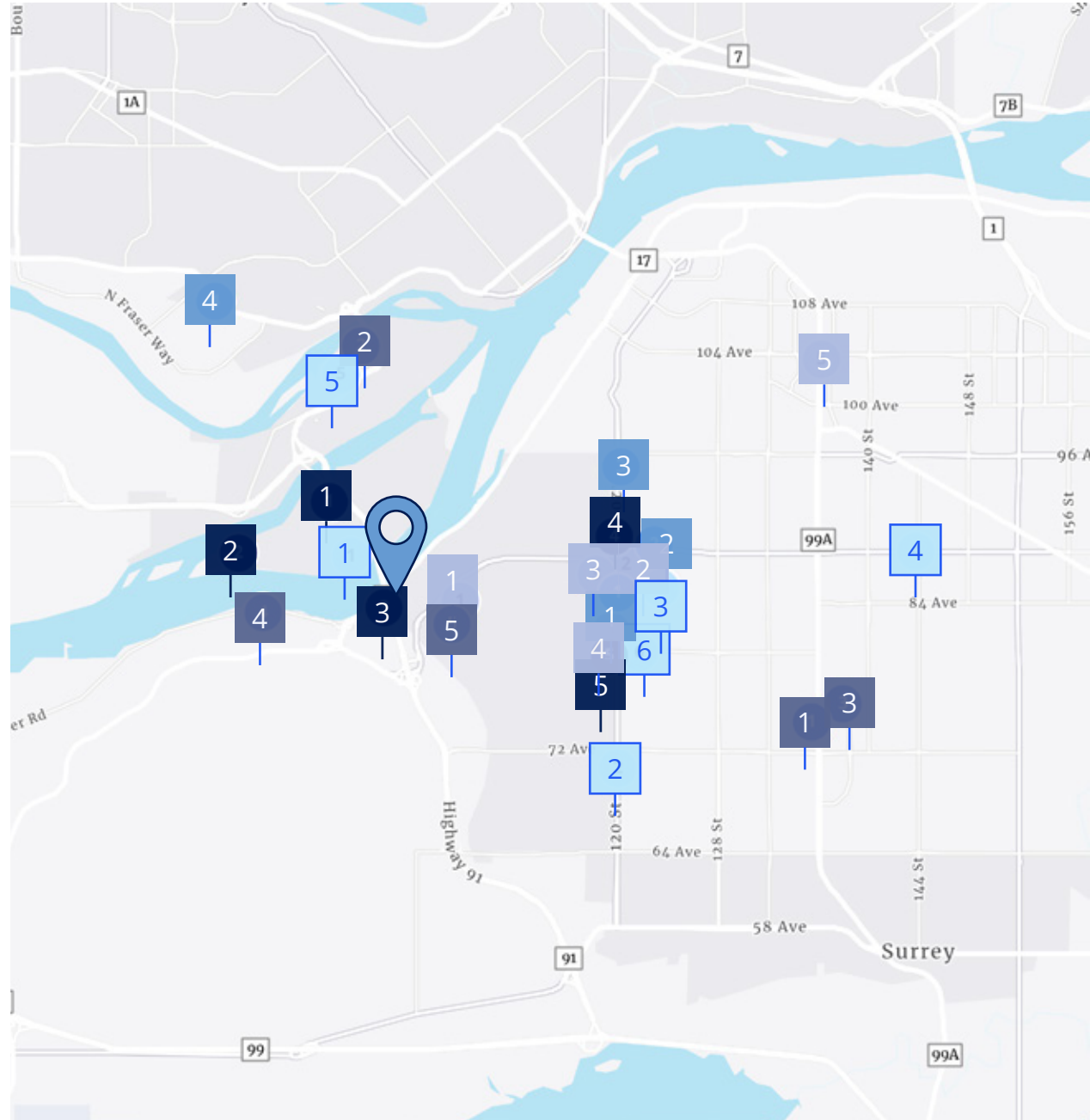
| | |
|---|--------------------------|
| 1 | Costco |
| 2 | Walmart |
| 3 | Real Canadian Superstore |
| 4 | Euro Foods |
| 5 | Sunstone Supermarket |

Drug Stores

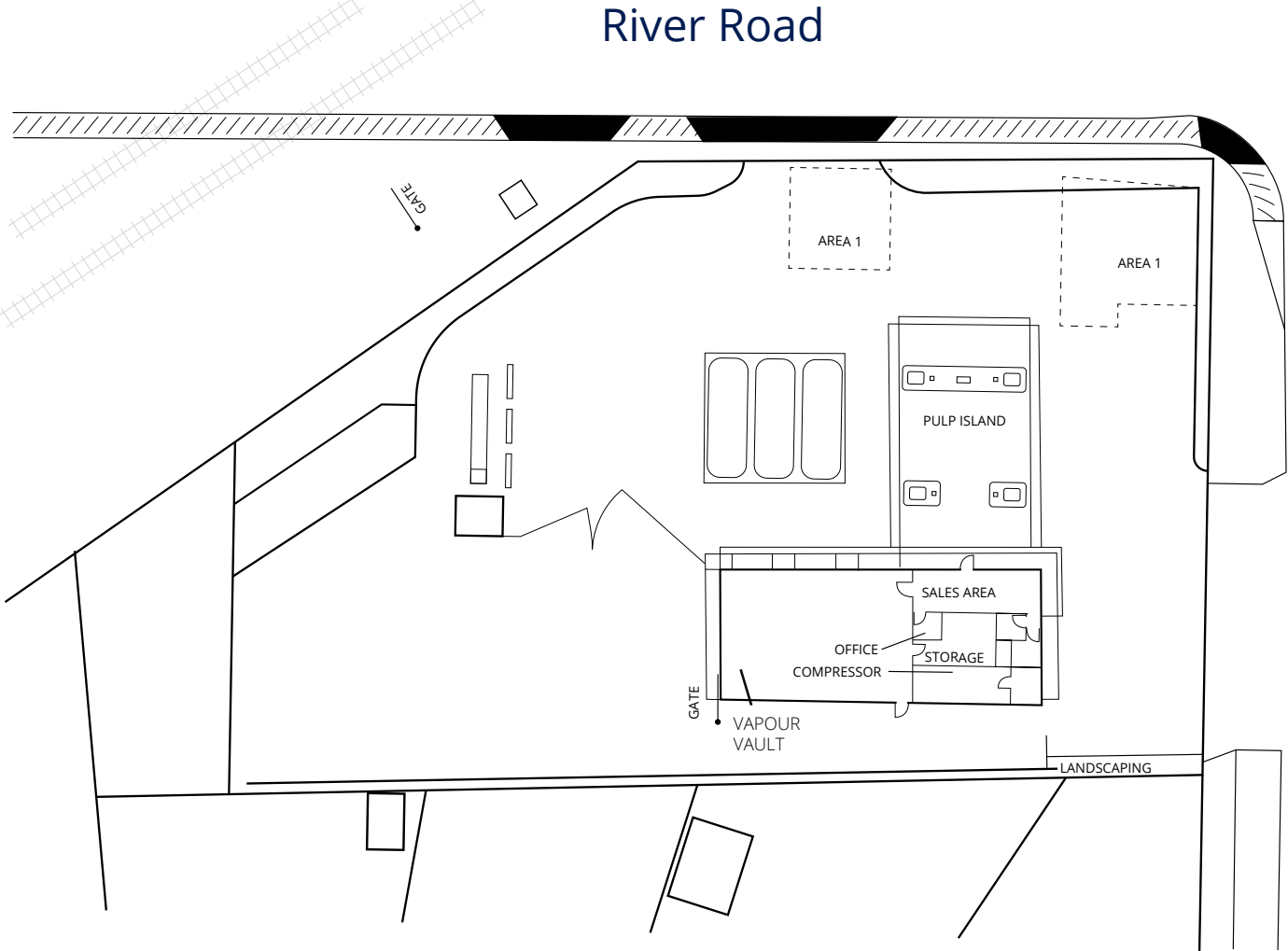
| | |
|---|--------------------|
| 1 | Pharmasave |
| 2 | Shoppers Drug Mart |
| 3 | Bains Pharmacy |
| 4 | Loblaws Pharmacy |
| 5 | London Drugs |

Retail

| | |
|---|---------------------------------|
| 1 | Urban Barn Warehouse |
| 2 | Scottsdale Centre |
| 3 | Nordel Crossing Centre |
| 4 | Kennedy Heights Shopping Centre |
| 5 | Costco Business Centre |
| 6 | Best Buy |

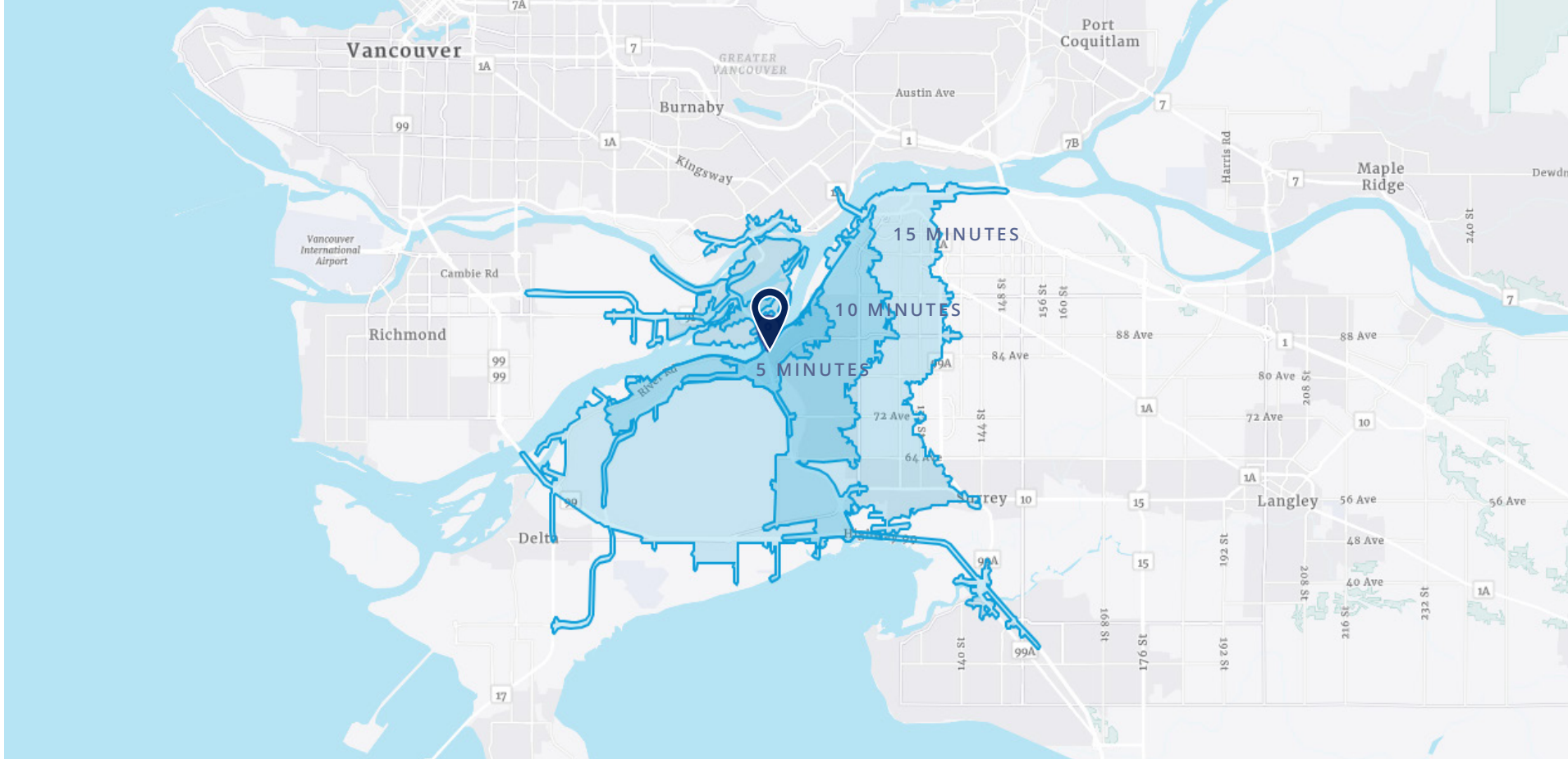


SITE PLAN



Centre Street





DEMOGRAPHICS

| | 5-minute Drive Time | | | 10-minute Drive Time | | | 15-minute Drive Time | | |
|---------------------------------|---------------------|-----------|-------------|----------------------|-----------|-------------|----------------------|-----------|-------------|
| | 2025 | 2030 | Annual Rate | 2025 | 2030 | Annual Rate | 2025 | 2030 | Annual Rate |
| Total Population | 10,544 | 11,066 | 3.8% | 88,593 | 93,149 | 2.0% | 274,989 | 296,652 | 3.2% |
| Total Households | 3,172 | 3,331 | 3.9% | 25,189 | 26,520 | 2.0% | 78,374 | 84,679 | 3.2% |
| Average Household Income | \$159,659 | \$186,599 | | \$143,982 | \$168,836 | | \$133,881 | \$157,103 | |

The following demographics were taken from the subject property and obtained by HYDRA, a centralized data platform.



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