



FOR LEASE | 1,620 SF RETAIL SPACE IN WHITE ROCK

# 15221 RUSSELL AVENUE

WHITE ROCK, BC



**ARJEN HEED**  
Senior Associate  
604.416.5583  
arjen@sitings.ca

**KAT RIGTER**  
Associate  
604.336.8159  
kat@sitings.ca

**SITINGS REALTY LTD.**  
SITINGS.CA / 604.684.6767  
1595 – 650 West Georgia Street, Vancouver, BC V6B 4N8

# PROJECT SUMMARY

Position your business in the heart of White Rock at 15221 Russell Avenue, a highly visible endcap unit in proximity to Semiahmoo Shopping Centre as well as White Rock's iconic Marine Drive. This well located premises benefits from strong pedestrian activity, excellent exposure, and consistent year round traffic driven by residents as well as destination visitors.

Highlights include:

- ✦ Surrounded by established retailers, the property offers an ideal setting for cafe, food-oriented concepts, or a wide array of other retail or personal service uses.
- ✦ Conveniently located close to transit with ample parking and proximity to major arterial routes.
- ✦ Premises outfitted with 1-year old kitchen equipment including commercial grade refrigerators, ovens, stand mixer and more.
- ✦ Type 1 venting already installed.



# DETAILS

✚ Address: 15221 Russell Avenue, White Rock, BC

✚ Reserved Parking: 4 stalls

✚ Size: 1,620 SF

✚ Available: Immediately

✚ Base Rent: Contact Listing Agents

✚ Zoning: CR-1 – Town Centre Area Commercial which permits a mix of commercial uses including retail, restaurants, offices, and service businesses

✚ Additional Rent (2026): \$17.03 PSF

# AREA TENANTS



# DEMOGRAPHICS

DRIVE TIME	3 MIN	5 MIN	10MIN
2025 Population	21,718	50,048	498,771
2030 Populations Projections	24,335	54,197	143,894
2025 Average HH Income	\$110,637	\$127,755	\$161,901
2025 Daytime Population	20,208	45,262	110,429

# CONTACT

**ARJEN HEED**

Senior Associate

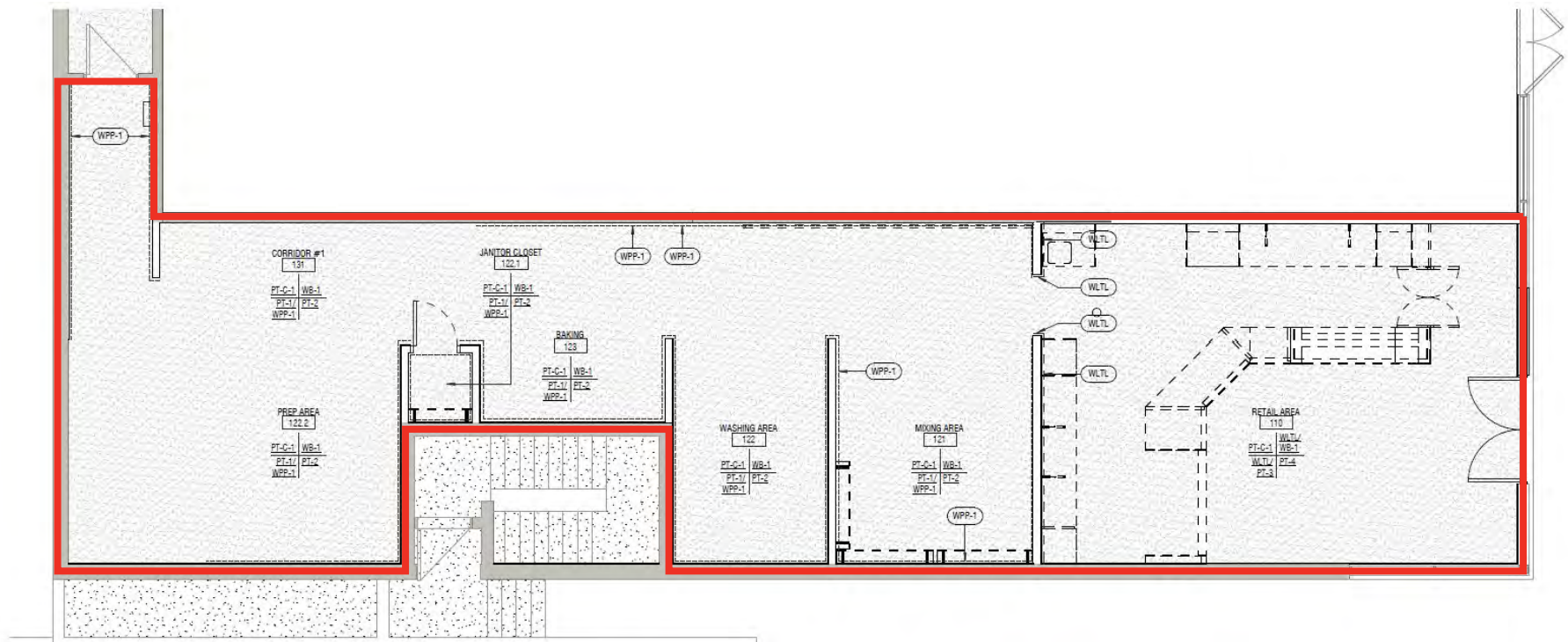
604.416.5583  
arjen@sitings.ca

**KAT RIGTER**

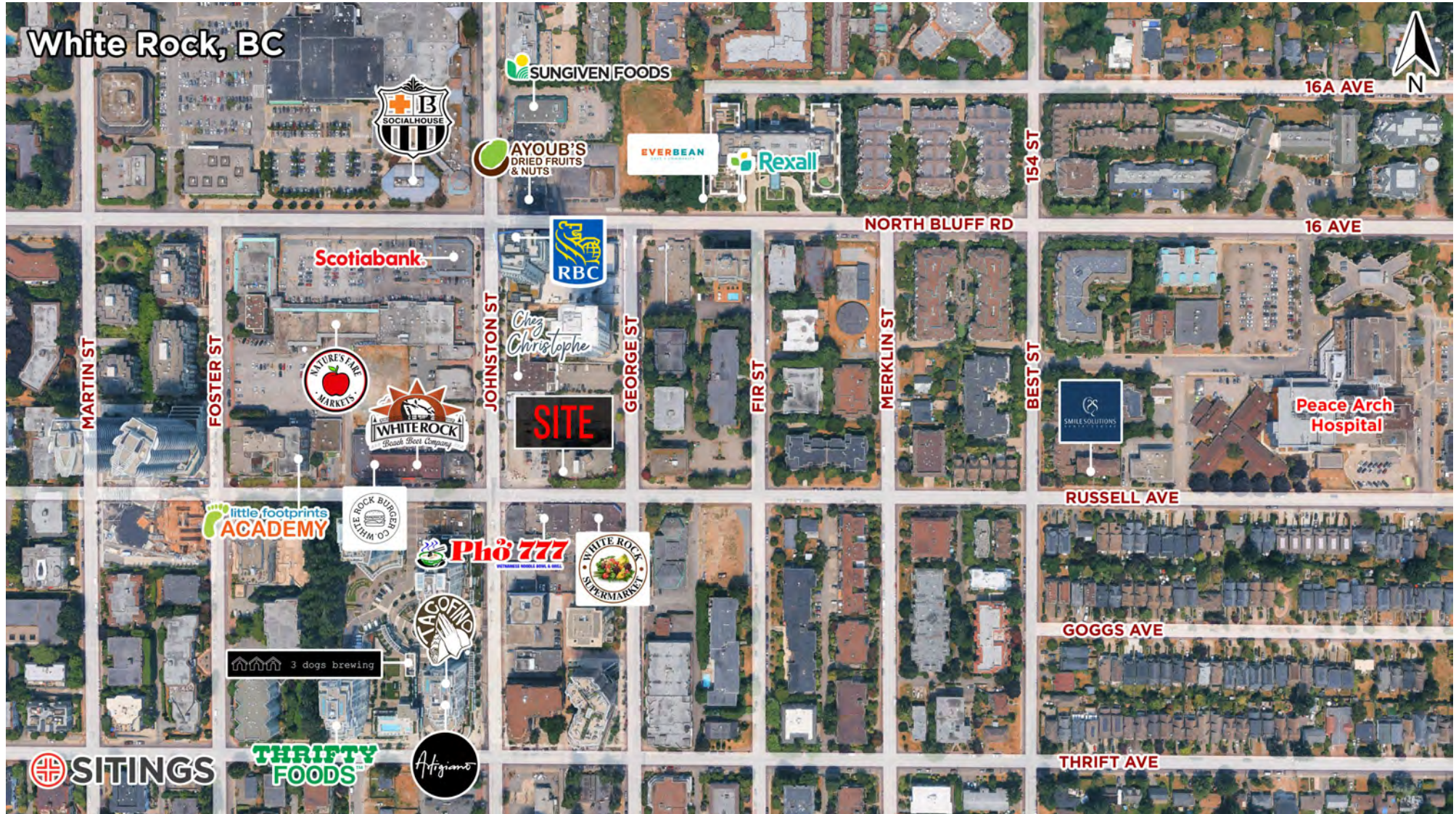
Associate

604.336.8159  
kat@sitings.ca

# FLOOR PLAN



# LOCATION



# INTERIOR PHOTOS



# EXTERIOR PHOTOS

