

# RETAIL FOR LEASE



18399 Blundell Road,  
Richmond, BC

JOIN: *Tim Hortons*



BRAND NEW RETAIL AT  
KINGSWOOD INDUSTRIAL PARK



**JACOB SCHMIDT**  
Associate  
778.833.1640  
jacob.schmidt@tetrarealty.ca

**DANIEL LEE\***  
Partner  
604.763.2066  
daniel.lee@tetrarealty.ca

**CONNOR EDEN\***  
Partner  
604.362.6574  
connor.eden@tetrarealty.ca

\*Personal Real Estate Corporation

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**OPPORTUNITY**

Tetra Realty Advisors is pleased to present the opportunity to lease retail space within the thriving Kingswood Industrial Park in Richmond, which boasts high-profile distribution centers housing renowned national brands like IKEA, Amazon, and Lafarge. This retail space presents an optimal locale for businesses aiming to engage the park's workforce and visitors.

**LOCATION**

Situated at the northwest junction of Blundell Road and Nelson Road in Richmond, BC, 18399 Blundell Road is part of a burgeoning retail development. Nestled within a 116-acre Industrial Park in East Richmond, this area is currently experiencing substantial growth, with over 1,350,000 square feet of completed building space. The area of Kingswood Industrial Park once complete will encompass approximately 2,000,000 square feet of industrial and office space.

The subject premises boasts outstanding accessibility and prominent visibility along Blundell Road, which serves as the main arterial route through this rapidly growing industrial park. This site will be the key amenity for the surrounding workforce, offering opportunities for a drive-thru tenant and other retail uses.

**DETAILS**

**UNIT SIZES**

- CRU 1: LEASED
- CRU 2: 1,238 sf
- CRU 3: 1,044 sf
- CRU 4: 969 sf
- CRU 5: 1,873 sf

**BASIC RENT**

Contact Listing Agents

**ADDITIONAL RENT**

\$15.00 psf (estimated)

**TIMING**

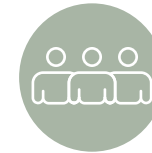
Q1 2027

**ZONING**

Industrial (I)



**HIGHLIGHTS**



Daytime population of 1,500 within 1km



Site access from both Blundell Road and Nelson Road

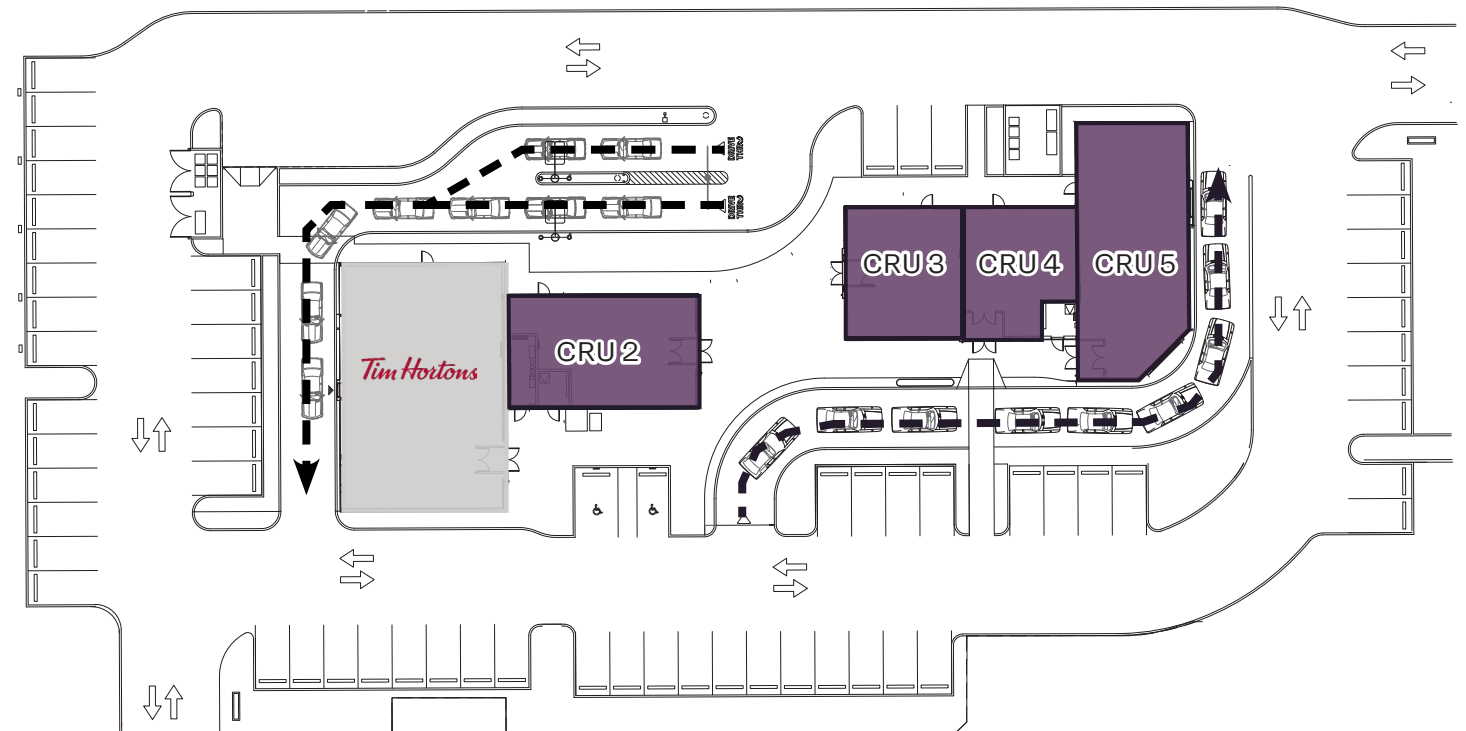


Prominent exposure on Blundell Road with ample surface parking



Under-served area for all services

**SITE PLAN**



BLUNDELL ROAD < 21,358 VPD >

NELSON ROAD < 11,170 VPD >

Site plan subject to change

CRU	CRU 1*	CRU 2	CRU 3	CRU 4	CRU 5*
SIZE (sf)	2,777 sf	1,238 sf	1,044 sf	969 sf	1,873 sf
STATUS	LEASED	Available	Available	Available	Available

\*Drive Thru Capabilities Available Leased



- ① Richmond Soil Treatment & Secure energy Service, 60 to 80 employee
- ② Coca-Cola, Canadian Tire, Worldpac, and Wayfair Disturbution Centres are apart of the Richmond Industrial Centre
- ③ Amazon Fulfillment Centre, Employs 1000 full-time and part-time employees
- ④ Euro Asia Inc. is a logistics company specializing in container export transloading, 250 to 500 employees
- ⑤ Simard Westlink Inc. is a logistics and transportation company, approximately 150 employees
- ⑥ 6 Container World Forwarding Services Inc, approximately 500 employees
- ⑦ Western IntermodeX provides intermodal logistics services in Canada, 100 to 200 employees
- ⑧ OPENLANE Vancouver Car Auction, 50 to 100 visitors every Saturday
- ⑨ Former Hudson’s Bay Distribution Centre, 438,000 sf, has the capacity to employ approximately 600 people
- ⑩ 68 Acres of Industrial Use, estimated employment of 900 to 1,900
- ⑪ Active development permit for Rendering Facility, consisting of 2 buildings and approximately 10 storage tanks
- ⑫ Lafarge Canada is a leading supplier of construction materials, 100 to 200 employees

Key Tenants in the Area





Subject Premises

21,358 VPD

BLUNDELL ROAD

NELSON ROAD

11,170 VPD



### Contact us for more information

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