



FOR SUBLEASE | 5,320 SF
PRIME RETAIL SPACE

8160 COOK ROAD

Richmond, BC

Opportunity to sublease a prime street front retail space on Cook Road. With finished kitchenette, handicapped washrooms, and an open layout, this unit is ideal for a diverse range of retail ventures. Don't miss your chance on this highly visible and adaptable location. Ideal for presentation centers, furniture stores and more.





PROPERTY HIGHLIGHTS

- Secondary rear access door from parking lot
- 10 dedicated parking stalls
- Two handicap accessible washrooms
- 600V 400Amp 3-phase power service
- 10 foot ceilings
- Great exposure onto Cook Road

Building Area:
5,320 SF

Lease Rate:
Contact listing agents

Availability:
Immediately

Additional Rent:
\$29.39 per PSF per annum (2024 estimate)

Zoning:
CDT1

Sublease term:
Contact listing agents

	1KM	3KM	5KM
Population 2023 (estimated)	40,707	130,250	223,705
Population 2028 (projected)	45,040	141,976	241,755
% Population Change (2023 - 2028)	11%	9%	8%
Median age	43	42	43
Occupied dwellings	18,035	51,254	83,789
Average Household income	\$ 81,559	\$ 86,589	\$107,667



Walk Score: 97

Walker's Paradise
Daily errands do not require a car.



Transit Score: 81

Excellent Transit
Transit is convenient for most trips.



Bike Score: 70

Very Bikeable
Biking is convenient for most trips.

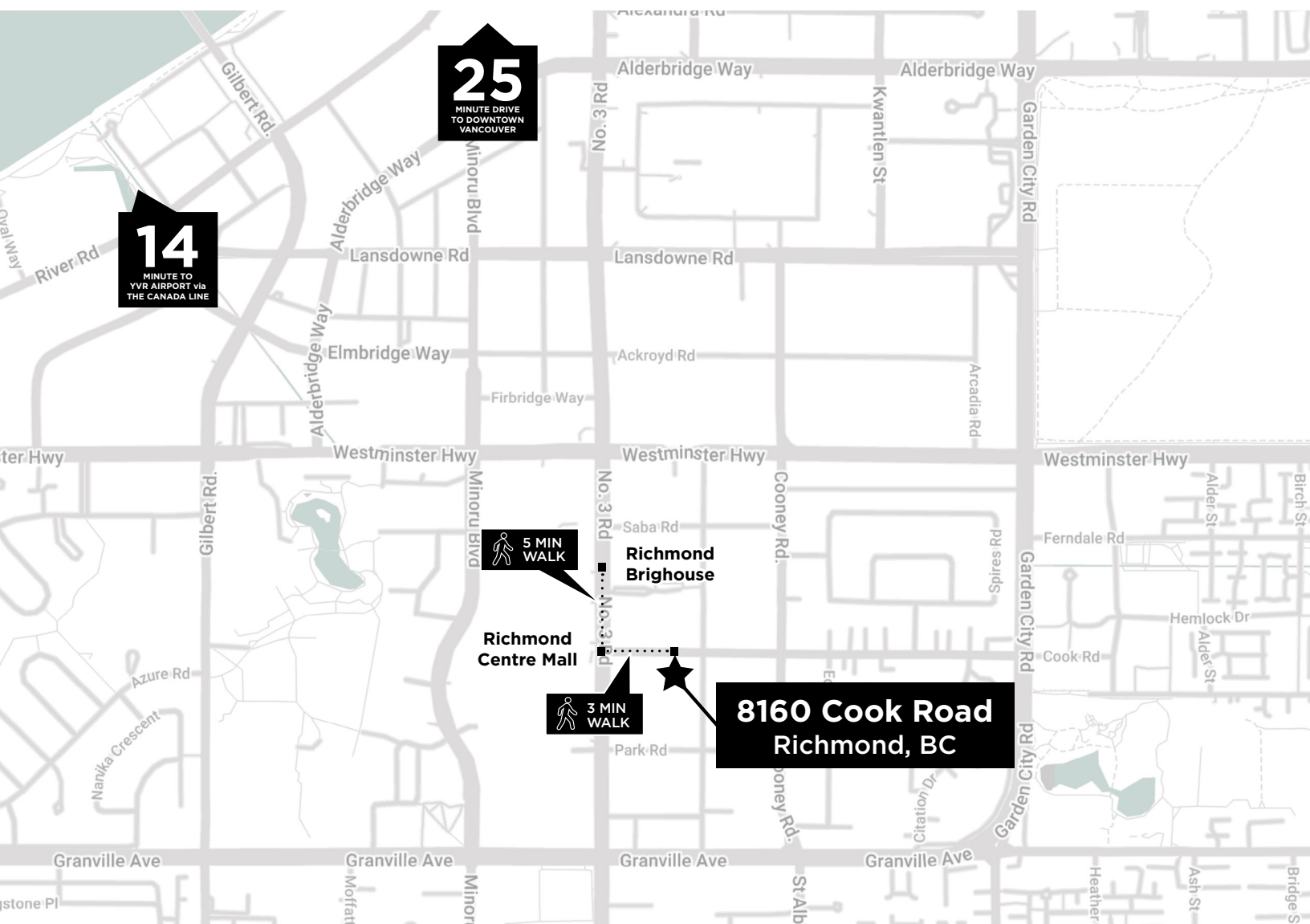
THE LOCATION

RICHMOND
BRIGHOUSE

5 Minute Walk

RICHMOND
CENTRE MALL

3 Minute Walk



For more information, please contact:

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