FOR LEASE

Tilbury Ice Restaurant Space

7187 VANTAGE WAY
DELTA, BC

C5A ZONING • 1346 SF + Outdoor Patio

Delta



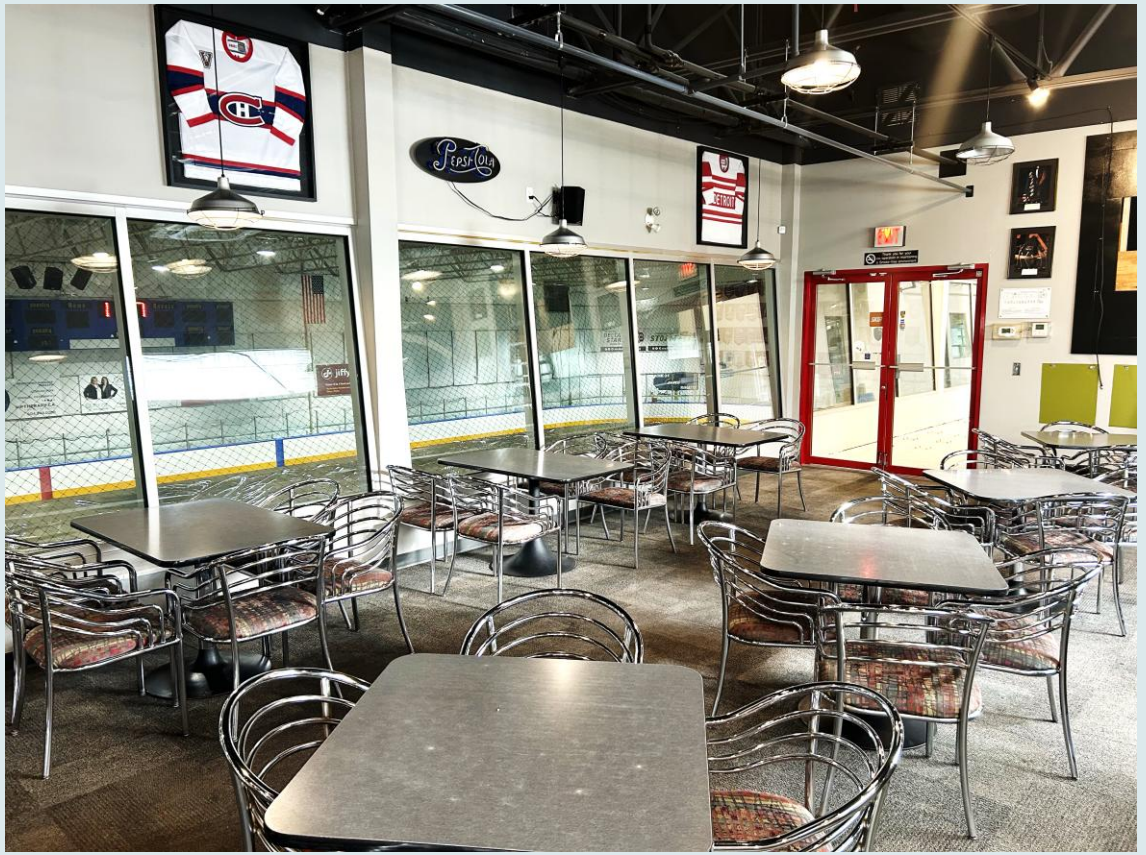
Delta

The Opportunity

An exceptional opportunity to lease space within the Tilbury Ice Arena in Delta. The approximately 1,346 square-foot premises feature an existing commercial kitchen and bar build-out, helping reduce upfront improvement costs and accelerate opening timelines.

Wall-to-wall windows provide direct views of the ice rink, creating a distinctive and engaging atmosphere. The location benefits from exposure to arena users, sports teams, families, tournaments and special events, along with Tilbury's substantial weekday workforce.

With onsite parking and convenient access from River Road, the space is well suited to a restaurant, café, sports bar or catering operation seeking a unique destination.



Delta

Property Details

CIVIC ADDRESS
7187 Vantage Way

MUNICIPALITY
Delta

AVAILABLE AREA
1346 SF

LEASE RATE
Please Contact Real Estate Manager

ADDITIONAL RENT
Tenant is Responsible for Property Taxes (Est. $6500)

ZONING
C5A

PARKING
Common Parking Available

AVAILABILITY
Immediate

Now Accepting offers to lease until November 13th, 2026. For more information on how to respond, go to **Delta.ca/city-owned-property** or contact Mike Olson at 604-946-3243 to arrange a site visit.

PROPERTY HIGHLIGHTS

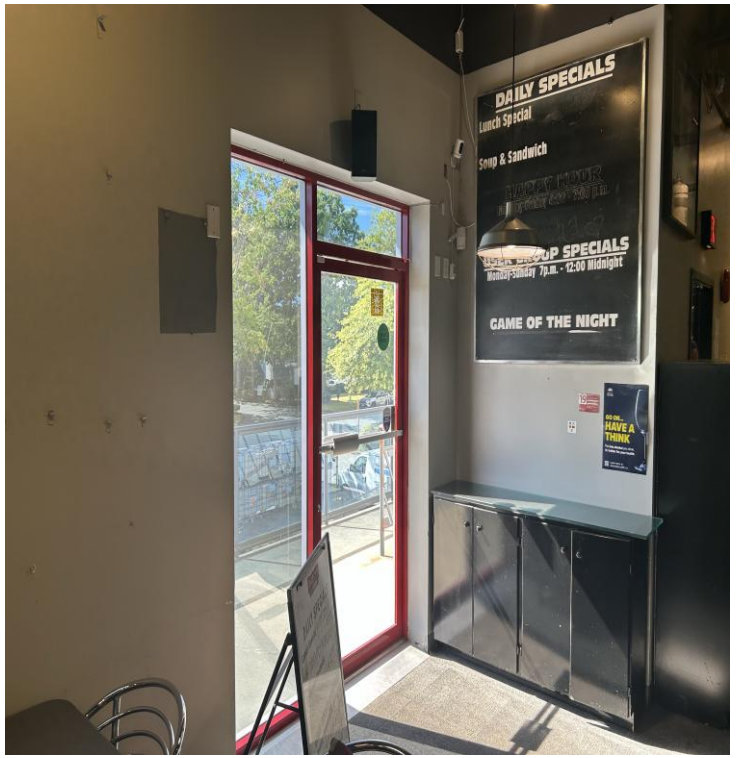
- Existing Kitchen and Bar Build-out
- 750 Sq. Ft Patio Space included
- Direct views of Ice Rink
- Limited Food Options in surrounding Area
- Common Area Washrooms
- Elevator Access Available

Delta

PROPERTY PHOTOS












REFRIGERATION
Delta
Engineering Operations



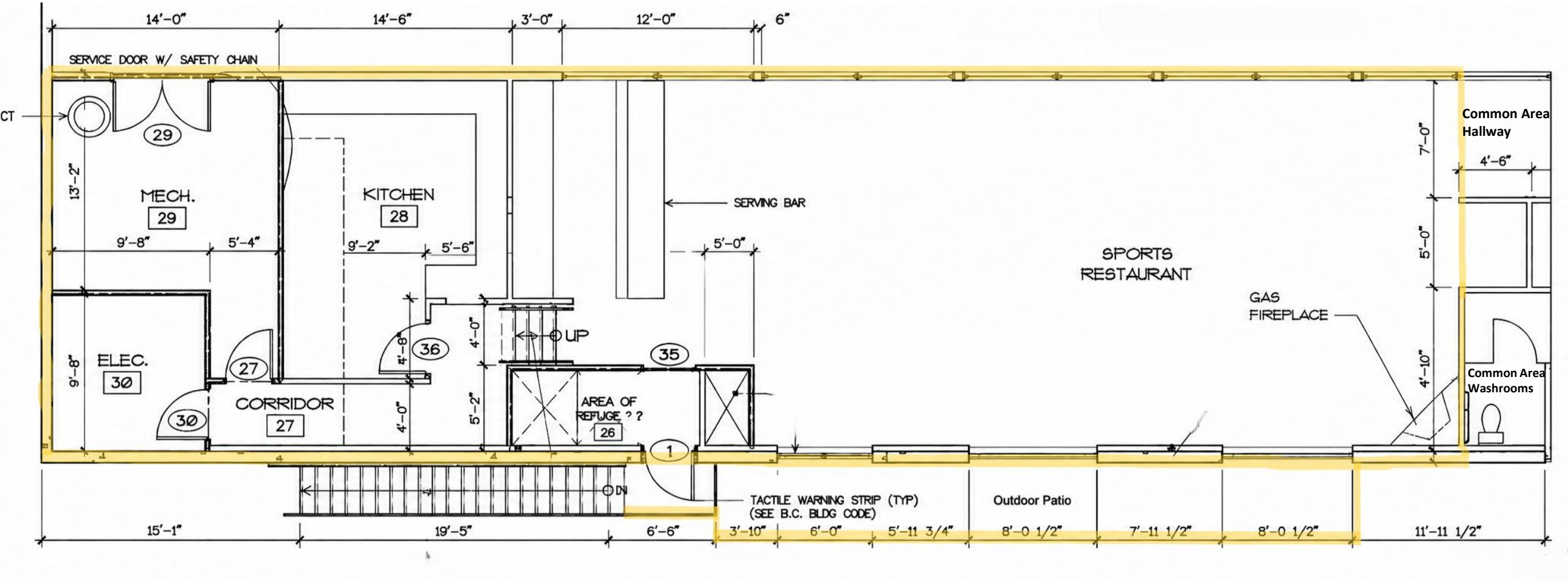








Floor Plan


14'-0"
14'-6"
3'-0"
12'-0"
6"
SERVICE DOOR W/ SAFETY CHAIN
CT
29
MECH.
29
13'-2"
9'-8"
5'-4"
KITCHEN
28
9'-2"
5'-6"
SERVING BAR
5'-0"
SPORTS
RESTAURANT
GAS
FIREPLACE
7'-0"
5'-0"
4'-10"
4'-6"
Common Area
Hallway
Common Area
Washrooms
ELEC.
30
9'-8"
27
CORRIDOR
27
30
36
4'-8"
4'-0"
4'-0"
5'-2"
UP
35
AREA OF
REFUGE ??
26
1
DN
TACTILE WARNING STRIP (TYP)
(SEE B.C. BLDG CODE)
Outdoor Patio
15'-1"
19'-5"
6'-6"
3'-10"
6'-0"
5'-11 3/4"
8'-0 1/2"
7'-11 1/2"
8'-0 1/2"
11'-11 1/2"

Location & Access



The subject property is located off River Road, at the intersection of 72 Street and Vantage Way. The surrounding area comprises mainly of Industrial Warehouse space.

The Location benefits from its proximity to Highway 17/SFPR, and is located in between Highway 91/ Alex Fraser Bridge, and Highway 99/ Massey Tunnel.

FOR LEASE

Contact for more information

7187 VANTAGE WAY DELTA, B.C.

MIKE OLSON

REAL ESTATE MANAGER

T 604-946-3243
E lands@delta.ca
W delta.ca/landsmanagement

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DISCLAIMER

This brochure is for information purposes only. Prospective tenants should verify all measurements, costs, permitted uses, and property information independently.