

# FOR LEASE

## HIGH PROFILE RETAIL/OFFICE SPACE

CBRE is pleased to present this opportunity to occupy 1,925 sq. ft. of prime retail or office space within a community shopping centre anchored by Canadian Tire. Excellent, high visibility signage opportunities available.

### ZONING:

C-1 Community Commercial

Uses include but are not limited to: Bakery, Cafe, Civic Use, Financial Institution, Licensed Retail Store, Medical Clinic, Office, Pharmacy, Restaurant.

**Rentable Area:** 1,925 sq. ft.

**Available:** July 1, 2018

**Rental Rate:** \$18.00 per sq. ft.

**Operating Costs  
& Taxes:** \$14.00 per sq. ft.

## 1519 ADMIRALS ROAD

VIEW ROYAL, BRITISH COLUMBIA



FOR MORE INFORMATION  
PLEASE CONTACT:

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# CBRE

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### HIGHLIGHTS:

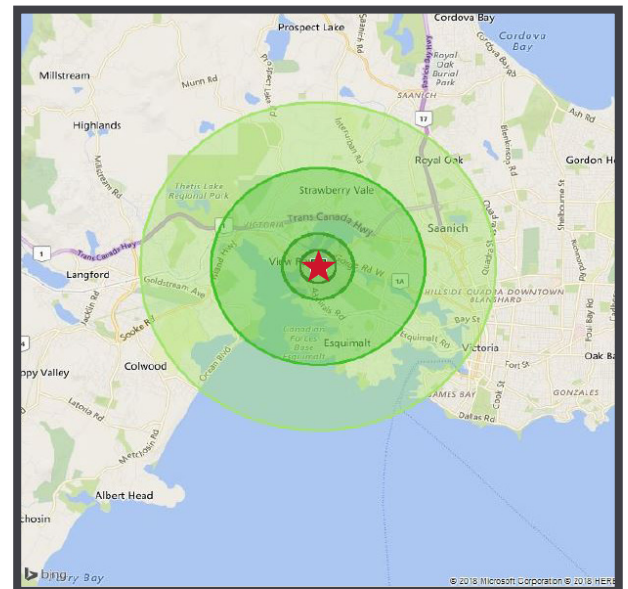
- ✓ Over 40,000 cars daily
- ✓ Anchored by Canadian Tire
- ✓ Over 200 parking stalls
- ✓ Dairy Queen and First Cuts as neighbours
- ✓ Great signage opportunity

### DEMOGRAPHICS

The subject property is located at the intersection of Admirals Road and the Old Island Highway in View Royal, BC. View Royal is a growing community that acts as a gateway between Victoria's urban core and the growing West Shore municipalities. The primary trade area consists of over 100,000 people within 5km of the shopping centre.



DEMOGRAPHIC SNAPSHOT	1 KM	3 KM	5 KM
POPULATION (2017)	5,180	41,821	106,759
PROJECTED POPULATION (2022)	5,395	43,200	113,019
AVERAGE HOUSEHOLD INCOME	\$84,562	\$89,119	\$87,429
% OF HOUSEHOLD INCOME (60K+)	62%	62%	59%
DOMINANT HOUSEHOLD SIZE	2	2	2
DOMINANT AGE GROUP (YRS)	55-64	45-54	55-64
AVERAGE AGE OF POPULATION	46.7 YRS	43.2 YRS	40.6 YRS
% OWNED DWELLING	68%	62%	59%



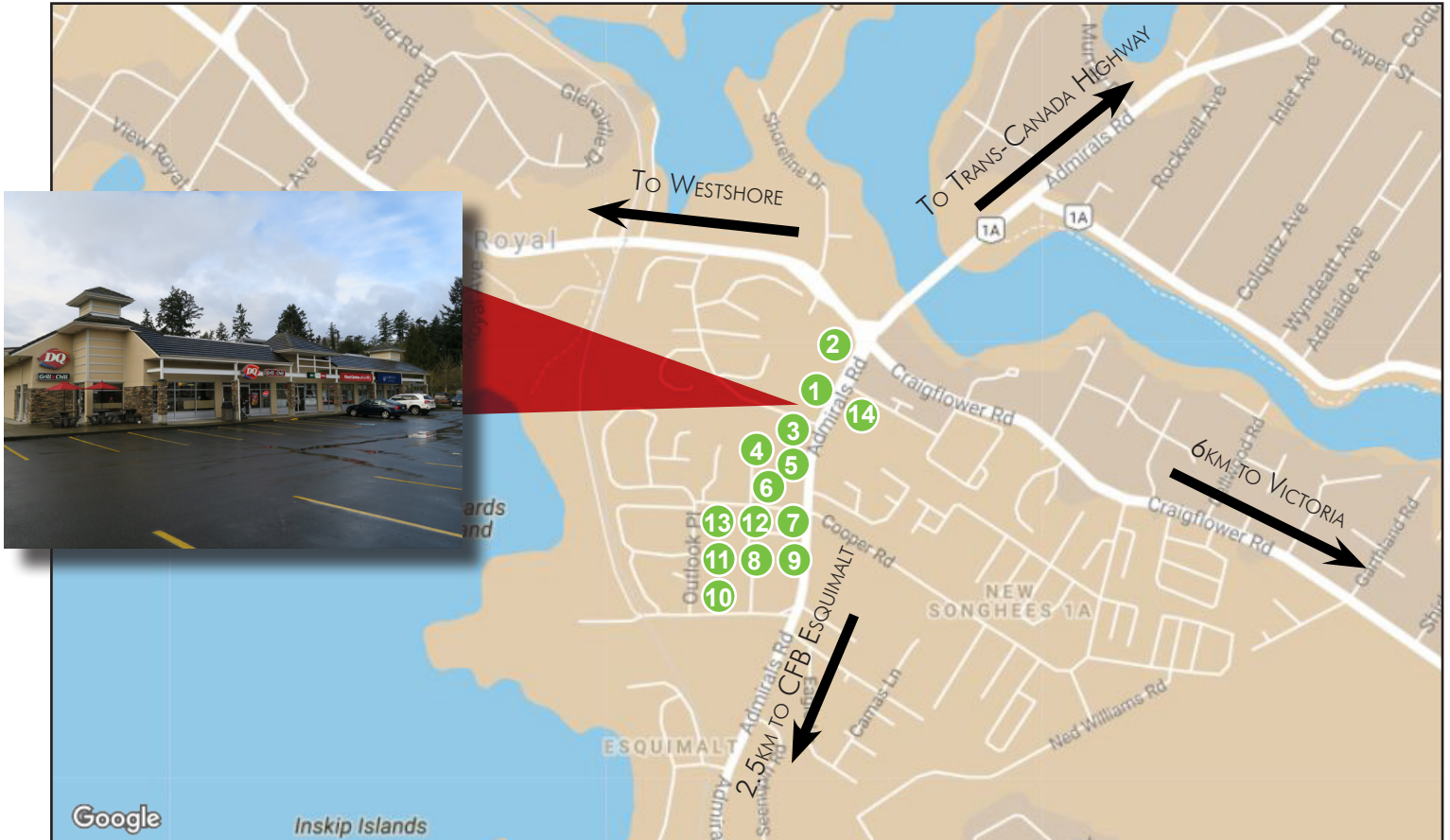


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### LOCATION



1. Dairy Queen
2. Canadian Tire
3. Rexall Drugstore
4. Lucky Village Chinese & Japanese Buffet
5. Domino's Pizza
6. Scotiabank
7. Little Tokyo

8. Moka House
9. Apple Tree
10. Thrifty Foods
11. Admirals Pharmasave
12. 4 Mile Liquor
13. Admirals Walk Pet Clinic
14. Petro Canada

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