

For Lease

CBRE

The Monarch

3554 Ryder Hesjedal Way | Colwood, BC

875-1,750 SF
Retail Space For
Lease in Royal Bay




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APARTMENTS

The Opportunity

CBRE Victoria is pleased to present the opportunity to lease 2 commercial units at ground level, each measuring 875 SF and offering the flexibility to be combined into one larger 1,750 SF space. With 72 residential units in the building, The Monarch is sure to attract a steady stream of potential customers. Construction on The Monarch is currently underway and is expected to be completed in early 2023. Don't miss out on the opportunity to be a part of this exciting development – contact us today to learn more and secure your spot at The Monarch.



Highlights

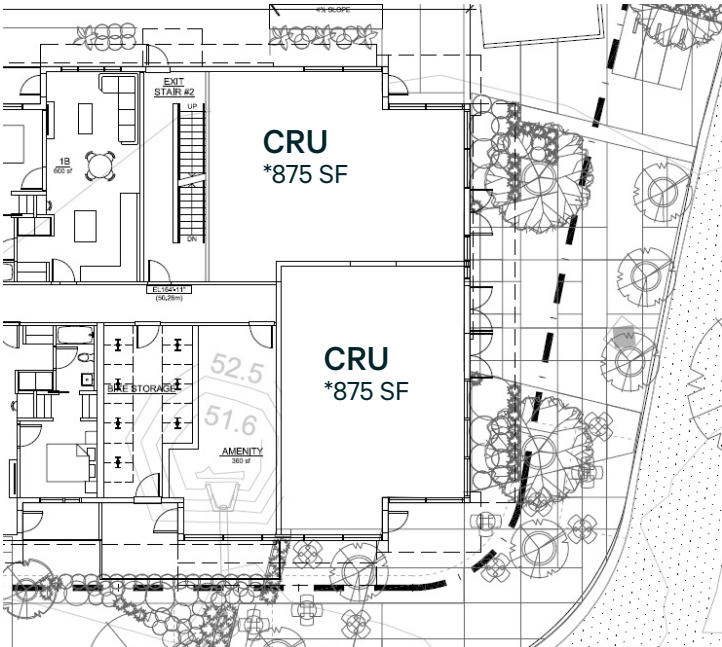
- Located within master-planned Royal Bay community
- High traffic corner location with excellent visibility
- Prominent signage opportunity
- Opportunity to service 72 residential units in building
- Brand new high quality construction



Unit Details

Size:	875 - 1,750 SF
Lease Rate:	\$30.00 PSF
Adtl. Rent:	TBD
Availability:	Q2, 2023
Tenant Improvement:	TBD

*CRU Units can be combined for a total of 1,750 SF



Construction Expected to be Completed Q2, 2023

Corner Retail Space For Lease in Royal Bay
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Royal Bay | Colwood

Colwood is a vibrant and growing community located on the west shore of Victoria, British Columbia. With its stunning natural beauty, rich history, and excellent amenities, Colwood is a sought-after destination for both residents and visitors alike. The Royal Bay area, located in Colwood, is particularly sought after due to its central location and abundance of amenities. It is home to the new Royal Bay Secondary School and a future primary school, as well as a grocery-anchored retail center, Royal BC Museum site, and numerous high density residential projects.



Contact Us

Jeff Loughheed
Vice President
250 882 9903
jeff.loughheed@cbre.com

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ROYAL BAY
A SEASIDE COMMUNITY

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