

FOR  
LEASE

CBRE



COMING SOON



DYNAMIC COMMERCIAL OPPORTUNITIES  
IN THE HEART OF ROYAL BAY.





## ROYAL BAY'S NEWEST BUSINESS COMMUNITY.

Nestled between two of Colwood's newest master-planned neighbourhoods, **Royal Bay & The Beachlands**, a new commercial community is coming to market for pre-lease. These will be some of the last commercially zoned opportunities in Royal Bay.

Renowned developer **Astria Properties** has meticulously planned **Arbutus Landing** to provide vital amenities to these rapidly growing seaside lifestyle communities. Comprehensive site-specific zoning allows for a vast array of potential uses including service commercial, food & beverage, office, professional services & more...

Contact us today to discuss the tremendous opportunity that exists at **Arbutus Landing**. Benefit from top quality facility construction in a setting that offers excellent exposure, complimentary synergy, and one of the fastest growing customer bases in all of Western Canada.







ARBUTUS  
LANDING

## ROYAL BAY & THE BEACHLANDS

The master-planned communities of **Royal Bay & The Beachlands**, in South Colwood, are expected to house approximately **14,000 people** once completed. This extensive plan also includes 47 acres of public parks and green space, Royal Bay High School, and a future elementary school.

Already home to many commercial occupiers such as Quality Foods, Cascadia Liquor, ScotiaBank and Megson FitzPatrick Insurance, these communities will also play host to a number of institutions such as the Royal BC Museum and a long-term seniors care facility. BC Ferries has conducted a feasibility study for a commuter ferry from these lands to Ship Point in Victoria to help provide a multitude of transportation options.

To date, **Royal Bay & The Beachlands** are still underserved commercially, with that gap widening daily as homes are constructed at a rapid pace. The opportunity exists here at **Arbutus Landing** to fill immense needs for residents, in an idyllic seaside setting with an extremely bright future.





## FLEXIBLE SIZING TO SUIT YOUR NEEDS

**Arbutus Landing** has been master planned with flexibility in mind, providing occupiers with a wide range of sizing options to suit your requirement. Units start at **1,500 SF**, with the potential for up to **12,835 SF** for larger users.

Vehicular access to the project will be provided via Ryder Hesjedal Way and Producers Way. Excellent connectivity from the site to a series of crosswalks and bike lanes around the perimeter of the property offers safe and convenient access for all types of customers. Approximately **135 on-site surface parking** stalls and numerous bike security stations ensure ease of visitation for all.

Benefit from **excellent visibility** and signage opportunities along high-traffic Metchosin Road, as well as the extremely **central location** within the Royal Bay & Beachlands communities.

## AVAILABILITY

### BUILDING A

Ground Floor: ~~12,611 SF~~ **7,411 SF REMAINS**  
Second Floor: 8,504 SF + 4,301 SF Patio/Play Area

### BUILDING B

Ground Floor: 5,542 SF

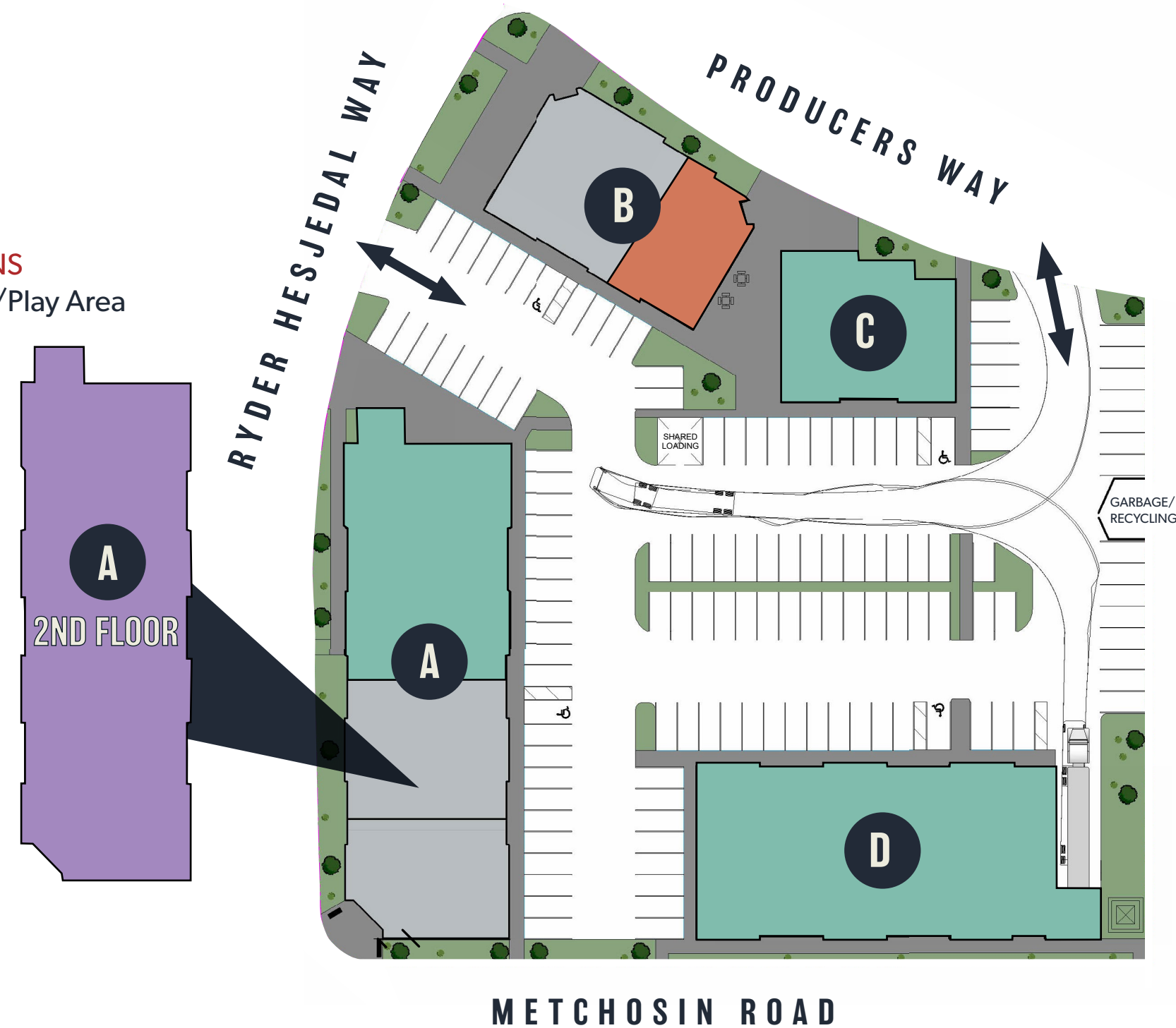
### BUILDING C

Ground Floor: 3,800 SF

### BUILDING D

Ground Floor: 10,000 SF

-  OFFERS
-  UNDER NEGOTIATIONS
-  UNDER CONTRACT



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