

NOW  
LEASING!

CBRE



BREAKING GROUND | MAY 2025



PREMIER RETAIL OPPORTUNITIES  
IN THE RAPIDLY GROWING ROYAL BAY.





## ROYAL BAY'S NEWEST RETAIL COMMUNITY.

Ideally positioned between two of Colwood's newest master-planned neighbourhoods, **Royal Bay & The Beachlands**, a new commercial community is currently pre-leasing for its anticipated delivery in Q3 2026. These will be some of the last commercially zoned opportunities in Royal Bay.

Accomplished 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, retail & 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:

- + Prime location & exposure
- + Commitment to community development
- + Excellent signage opportunities
- + Significant neighbourhood growth








COMMERCIAL DEMOGRAPHICS	1 K M	3 K M
# of Businesses	31	257
Daytime Working Population	677	4,547



FUTURE ROYAL BC MUSEUM

HIGH DENSITY COMMERCIAL / RESIDENTIAL



THE COMMONS SHOPPING



COMMUNITY DEMOGRAPHICS	1 K M	3 K M
Population	4,205	21,142
# of Households	1,532	7,613
Avg. Household Income	\$164,439	\$148,234
Median Age	41.9	41.8

PROJECTED POPULATION GROWTH	1 K M	3 K M
5 years	13.3%	13.8%
10 years	22.5%	23.4%

6,679  
VEHICLES PER DAY



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## 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.

- + **Highest** drive by traffic in Royal Bay
- + Low number of businesses in 1KM - **ready to be serviced** by more retailers
- + **Rapid 5 yr population growth** in 1KM - 13.3% vs 3.2% national average
- + Household income in 1KM - 51% **above national average**









## 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 **8,042 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 **125 on-site surface parking** stalls and numerous bike parking options including a secured bike enclosure.

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.

### ADDITIONAL RENT

Ground Floor  
\$16.34 PSF

Second Floor  
\$18.01 PSF

## AVAILABILITY

### BUILDING A

Ground Floor: ~~13,100 SF~~ **8,042 SF Remaining**  
Second Floor: 4,310 SF + 4,310 SF Patio/Play Area

### BUILDING B

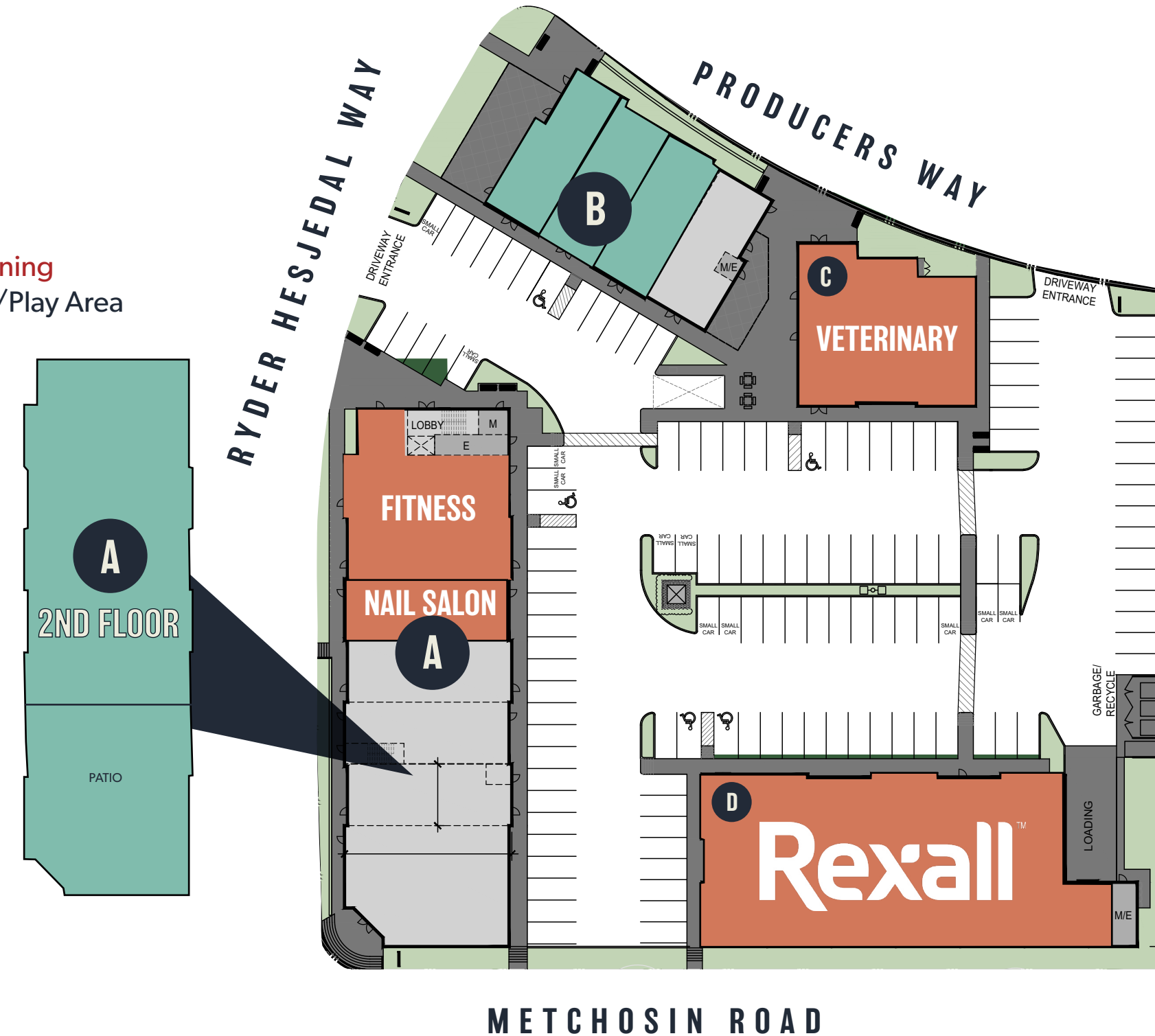
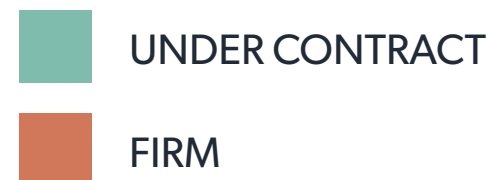
Ground Floor: 5,700 SF

### BUILDING C

Leased

### BUILDING D

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## LEASING ENQUIRIES:

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