

NOW  
LEASING!

CBRE



LIMITED SPOTS REMAIN!

UNDER CONSTRUCTION | COMPLETING SUMMER 2026



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



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.

- + **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. Remaining units, start at **887 SF**, with the potential for up to **5,800 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~~ **5,800 SF Remaining**  
Second Floor: Leased

### BUILDING B

Unit 2: 887 SF  
Unit 4: 1,331 SF

### BUILDING C

Leased

### BUILDING D

Leased

-  UNDER CONTRACT
-  FIRM / LEASED



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LANDING**



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## LEASING ENQUIRIES:

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