

**FOR
LEASE**

CBRE



COMING SOON



**DYNAMIC COMMERCIAL OPPORTUNITIES
IN THE HEART OF ROYAL BAY.**



ARBUTUS LANDING

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.





FUTURE
ELEMENTARY
SCHOOL

SOUTH
LATORIA
2,100+ HOMES
(IN PLANNING)



ROYAL BAY
HIGH SCHOOL



MEADOW
PARK

HIGH DENSITY
COMMERCIAL /
RESIDENTIAL

THE
COMMONS
SHOPPING

LONG TERM
CARE
FACILITY



FUTURE
ROYAL BC
MUSEUM



2,750+ HOMES
(IN PLANNING)



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.



ARBUTUS LANDING

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 **140 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

1,500 SF - 12,835 SF

BUILDING B

1,500 SF - 5,540 SF

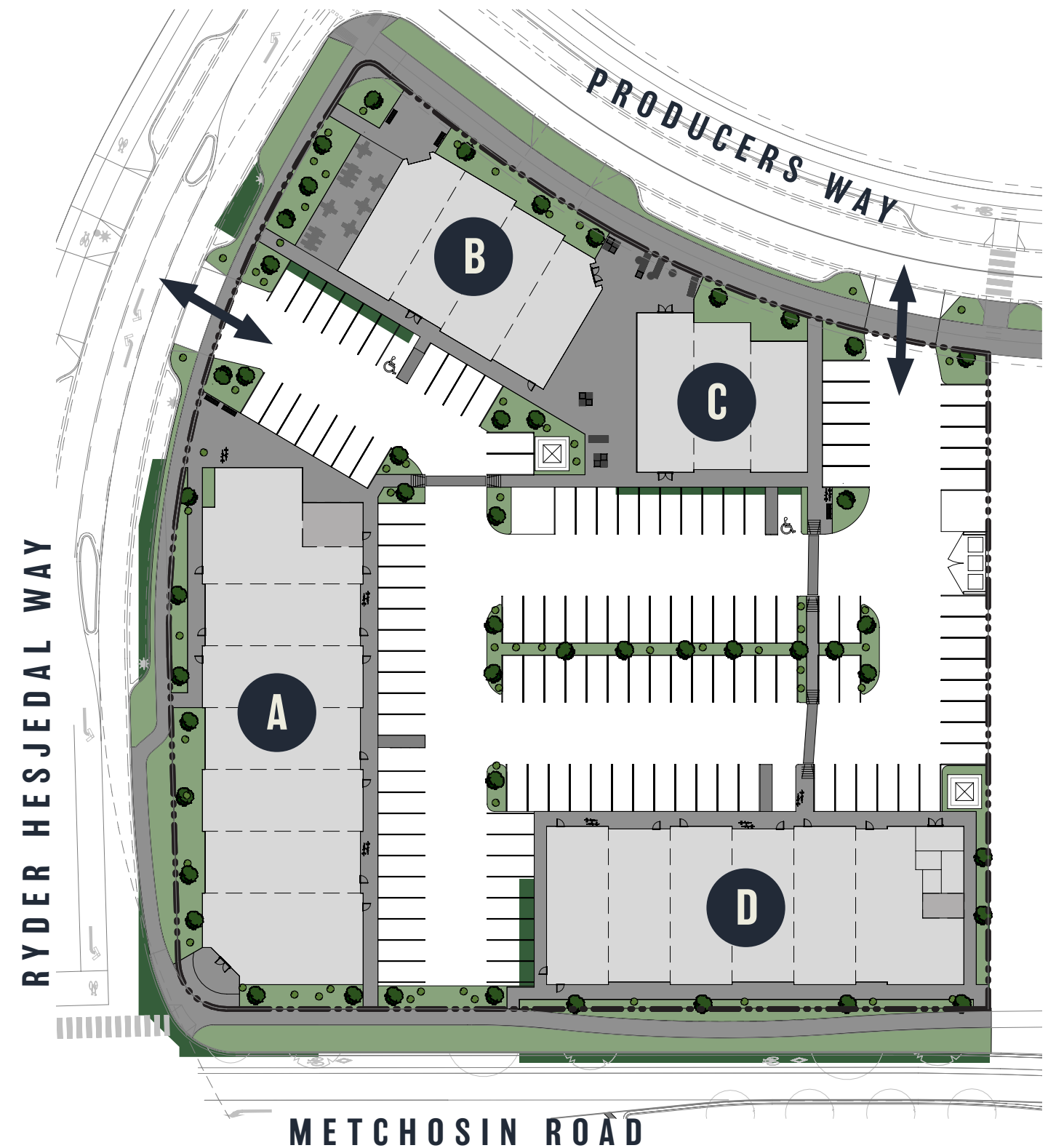
BUILDING C

1,500 SF - 4,070 SF

BUILDING D

1,500 SF - 10,665 SF (Main Floor Retail)

1,500 SF - 10,665 SF (2nd Floor Office)



COMING
SOON



ARBUTUS
LANDING



LEASING ENQUIRIES:

Jeff Lougheed

Vice President

250 386 0001

jeff.lougheed@cbre.com

Ross Marshall

Personal Real Estate Corporation

Senior Vice President

250 386 0004

ross.marshall@cbre.com



CBRE

www.cbre.ca

www.cbrevictoria.com

CBRE LIMITED 1026 FORT STREET | VICTORIA, BC V8V 3K4

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Envrionics Analytics, Microsoft Bing, Google Earth.