



FOR LEASE


WESTVIEW

Commercial Opportunities in the
Upcoming Westview Neighbourhood



WESTVIEW

CBRE Limited is pleased to present the opportunity to lease three unique commercial units. These units are located in the up-and-coming Westview development, which features 110 residences with views of the Westshore and Downtown Victoria. With over 1,800 homes in planning and development within 1.5km, these commercial retail units provide the rare opportunity to service a rapidly growing and under-serviced customer base.

CRU 1 and CRU 3 are situated on the ground floor of 1488 Flint Avenue. CRU 1 offers 1,205 sq. ft., while CRU 3 provides up to 3,506 sq. ft. and is ideally suited for a restaurant user. In a separate freestanding building, you'll find the Shop at 1428 Flint Avenue. This space consists of two floors that can be leased together for a total of 4,156 sq. ft. or separately for 2,078 sq. ft. on each floor. Units located at 1488 Flint Avenue will be delivered in a bare shell condition, while 1428 Flint Avenue will be delivered in warm shell condition. The project completion date is expected to be Q3 of 2025.

3 Commercial Units

1,205 - 4,156 SF

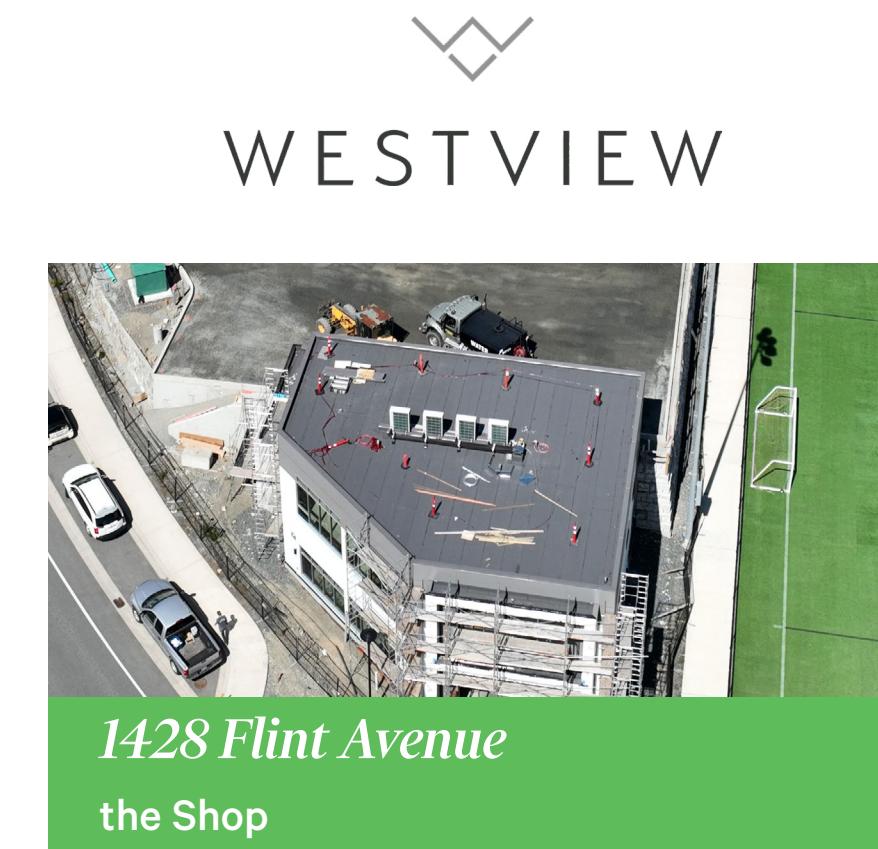
Total Residential

110 units

Estimated Delivery

Q3 2025





WESTVIEW

Site Plan

Parking

88 stalls (7.3 per 1,000 SF)

Lease Rate

Contact Listing Agents

Additional Rent

\$13.00 PSF (est. 2025)

Zoning

CD12 Area IV – Neighbourhood Centre

Available Area

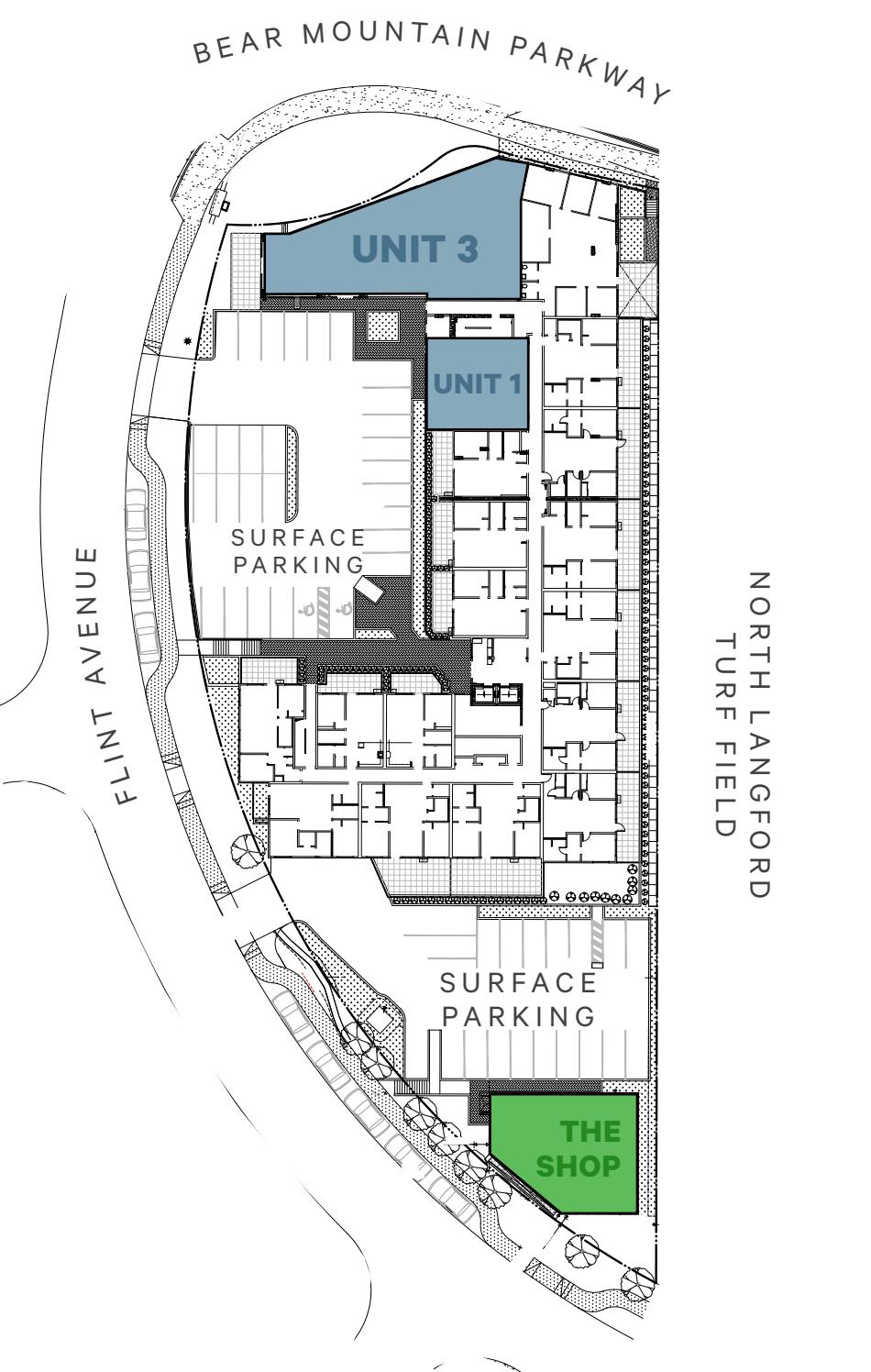
1488 FLINT AVENUE

CRU 1: LEASED

CRU 3: 1,640 SF - 2,033 SF

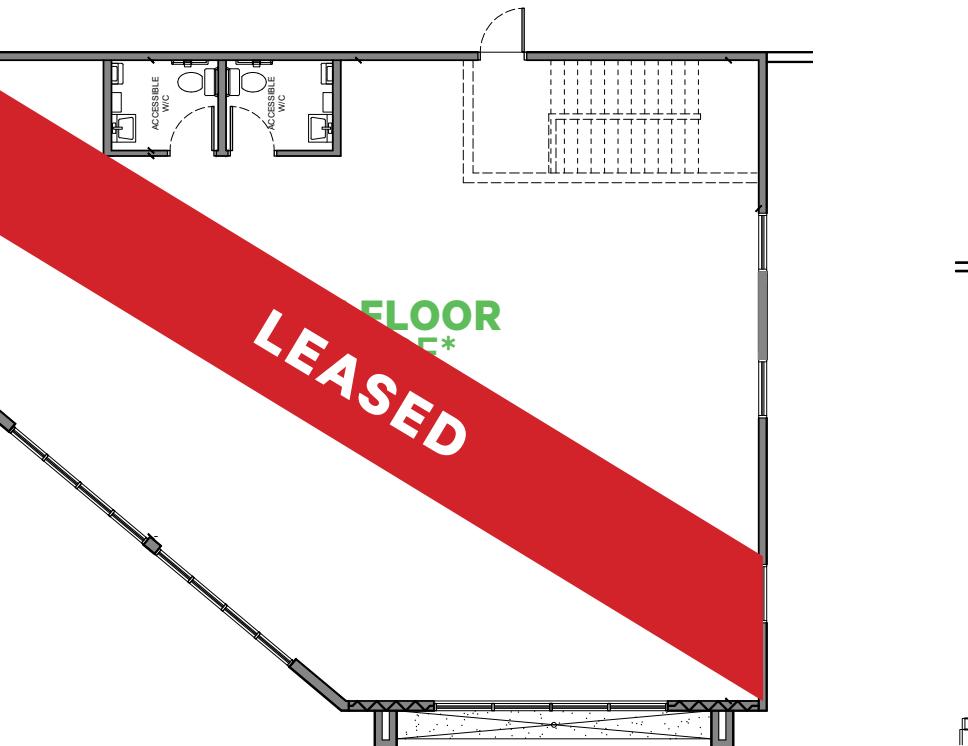
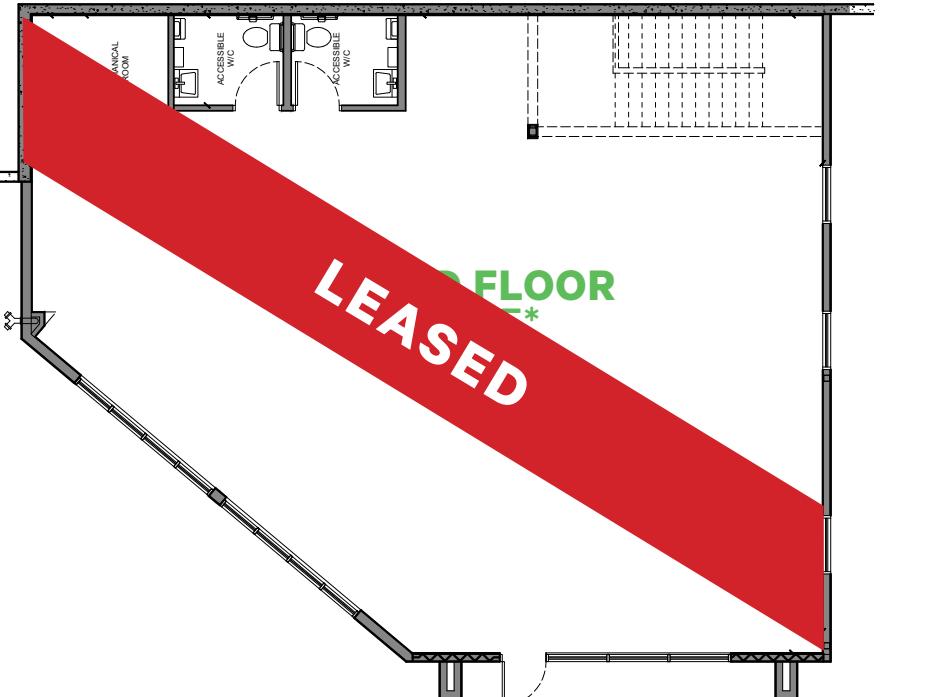
1428 FLINT AVENUE

THE SHOP: LEASED



Leasing Opportunities

1428 Flint Avenue



*Can be combined for a total of 4,156 SF

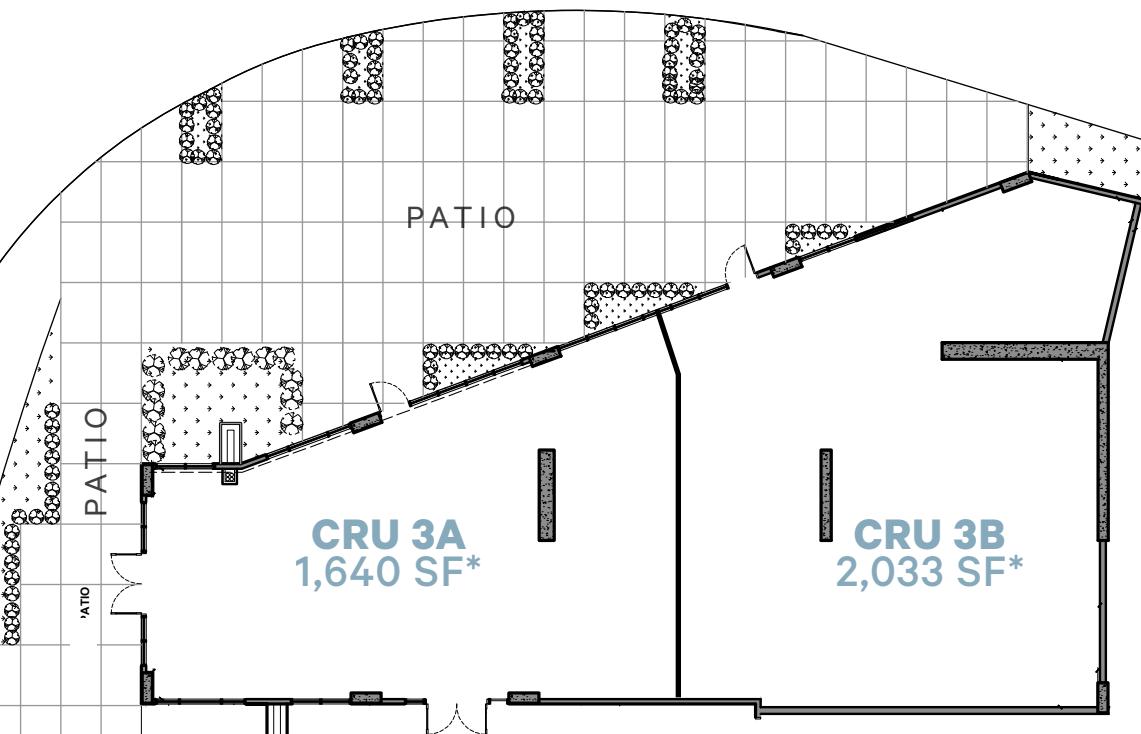
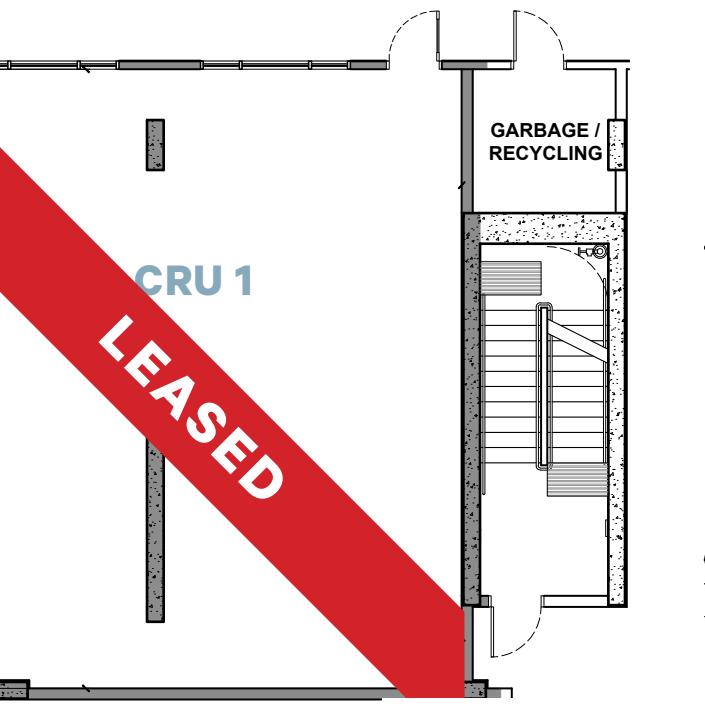
THE SHOP

UNIT FEATURES

- 12" ceilings
- 2 accessible washrooms
- 200 amp

- Stairs are proposed - giving the option to combine the floors for a total of 4,156 SF
- Signage opportunity along Flint Ave

1488 Flint Avenue



*Demise options or can be combined.

CRU 1

UNIT FEATURES

- Office/Retail use
- 200 amp
- Bare shell condition
- Signage opportunity along Flint Ave

CRU 3

UNIT FEATURES

- Restaurant use & bare shell condition
- 400 amp
- Space for patio opportunity
- Signage opportunities along Flint Ave & Bear Mountain Pkwy



WESTVIEW

COMMUNITY CONNECTIVITY

Situated in the burgeoning Westview community on the slopes of Skirt Mountain, just a 5-minute drive from Downtown Langford, this area boasts excellent outdoor amenities. These include the North Langford Turf Field, Florence Lake, and Goldstream Provincial Park. Growth continues at a rapid pace, with new projects underway, such as Vista Point and The Lookout.

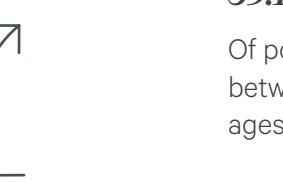
While the area experiences significant residential development, it now necessitates essential services for all residents. Westview presents a unique opportunity for business owners to address this need. Moreover, the community offers picturesque views of Downtown Victoria and the Westshore.

The people - 1km radius



2,000+

Households in development



Rapid 5yr population growth in 1KM - 32.1% vs 3.2% national average



69%

Labour force participation



39.10%

Of population between ages 20-44



2,560

Total population



\$115,609

Avg. Household Income



25.60%

Education University Degree



32.1%

5 year population growth rate





WESTVIEW

For leasing opportunities

Ross Marshall

Personal Real Estate Corporation
Senior Vice President
ross_marshall@cbre.com
250 386 0004

Jeff Lougheed

Vice President
jeff_lougheed@cbre.com
250 386 0001

Mitch Bryan

Associate
mitch_bryan@cbre.com
250 385 1225



CBRE

CBRE LIMITED | 110-800 YATES STREET | VICTORIA, BC V8W 1L8 | WWW.CBREVICTORIA.COM

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, Environics Analytics, Microsoft Bing, Google Earth.