



**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-served 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 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 | <b><i>1,205 - 4,156 SF</i></b> |
|--------------------|--------------------------------|

|                   |                         |
|-------------------|-------------------------|
| Total Residential | <b><i>110 units</i></b> |
|-------------------|-------------------------|

|                    |                       |
|--------------------|-----------------------|
| Estimated Delivery | <b><i>Q3 2025</i></b> |
|--------------------|-----------------------|







WESTVIEW



*1428 Flint Avenue*  
the Shop



*1488 Flint Avenue*  
CRU 1 & CRU 3



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

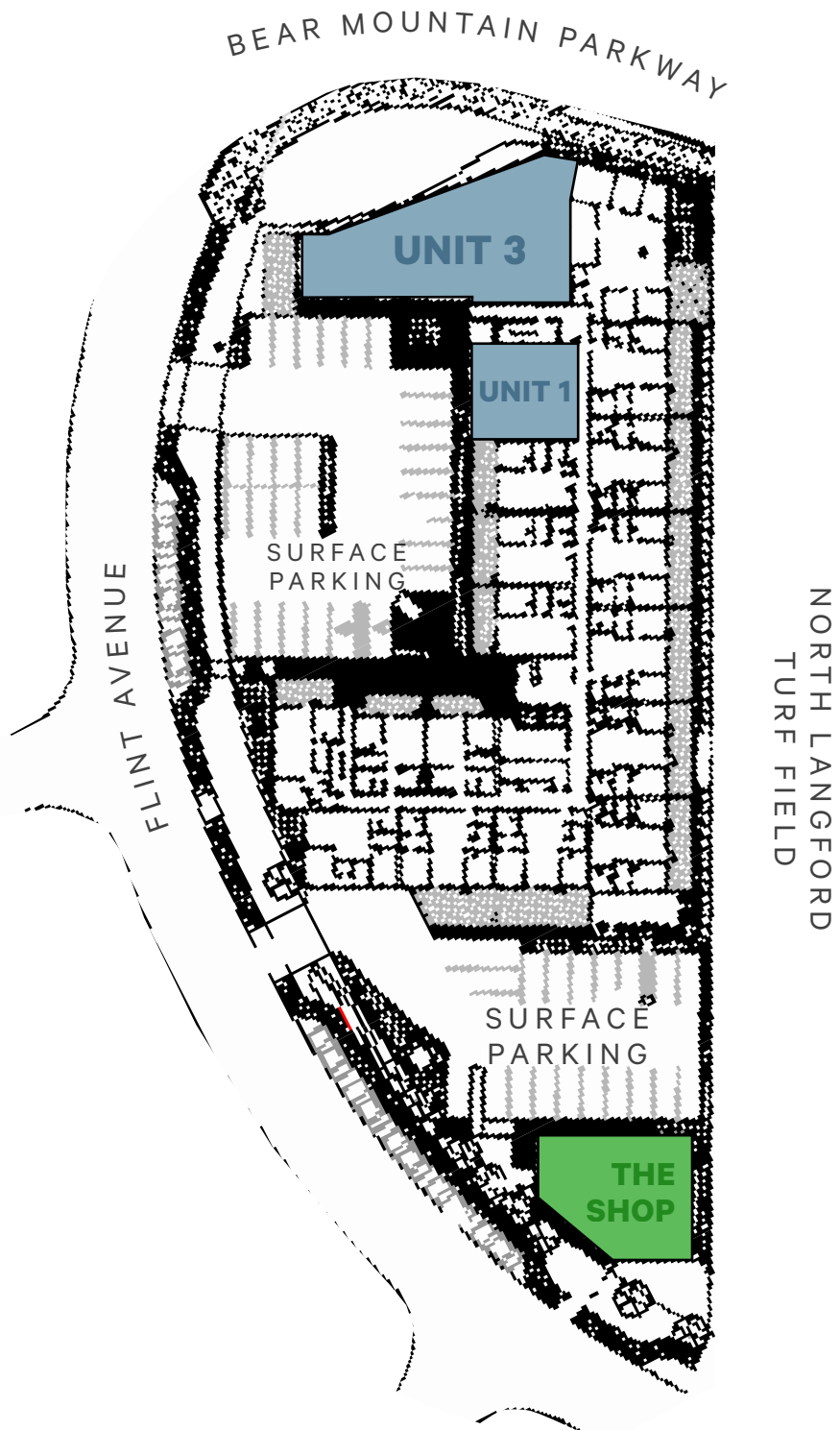
1488 FLINT AVENUE

CRU 1: LEASED

CRU 3: 3,506 SF

1428 FLINT AVENUE

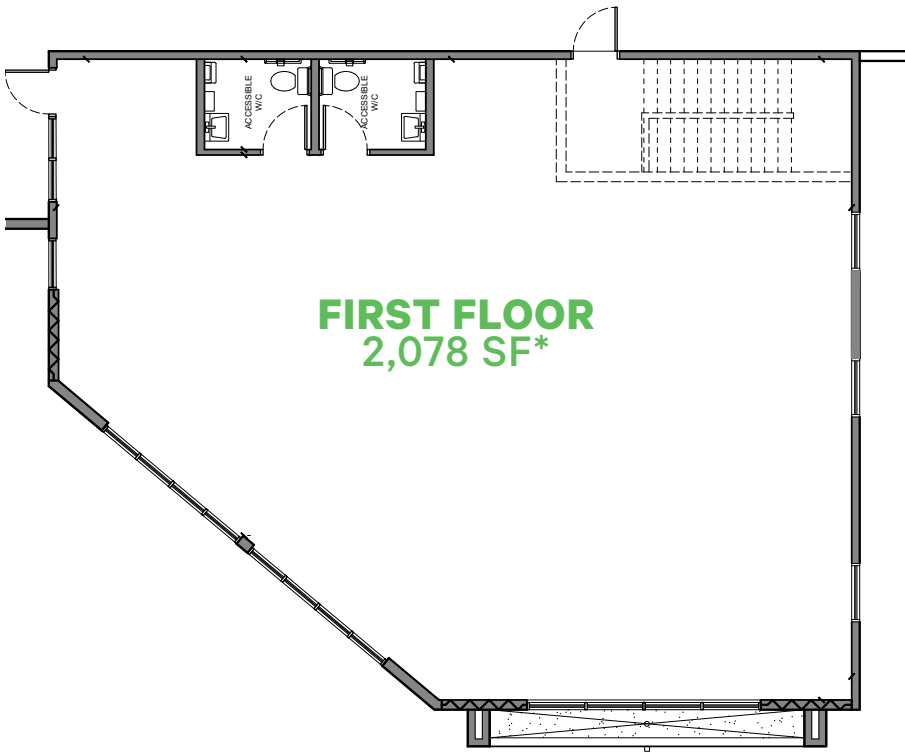
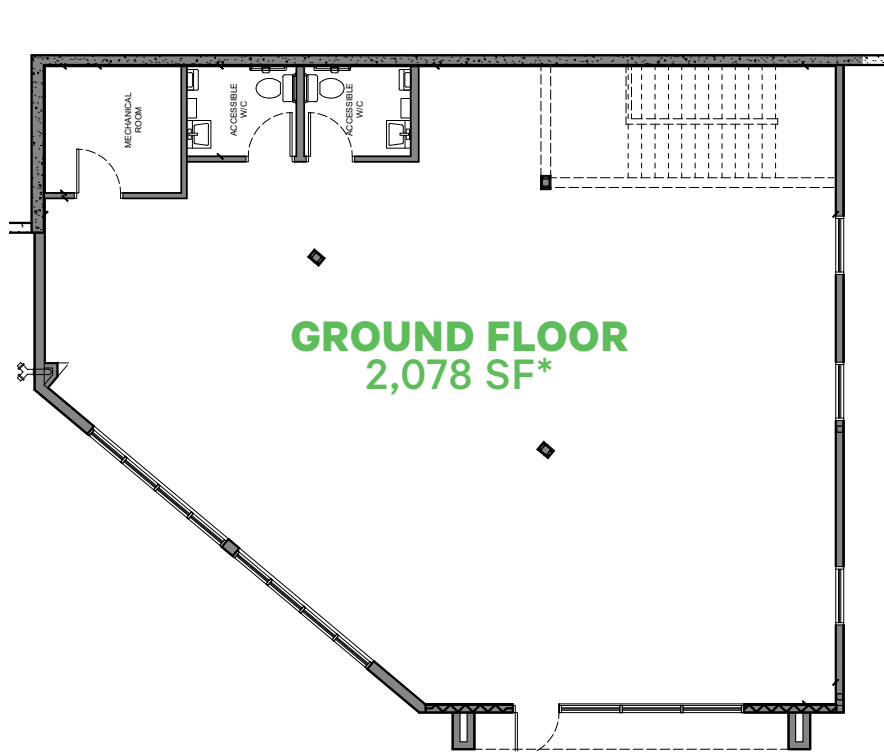
THE SHOP: 2,078 SF - 4,156 SF





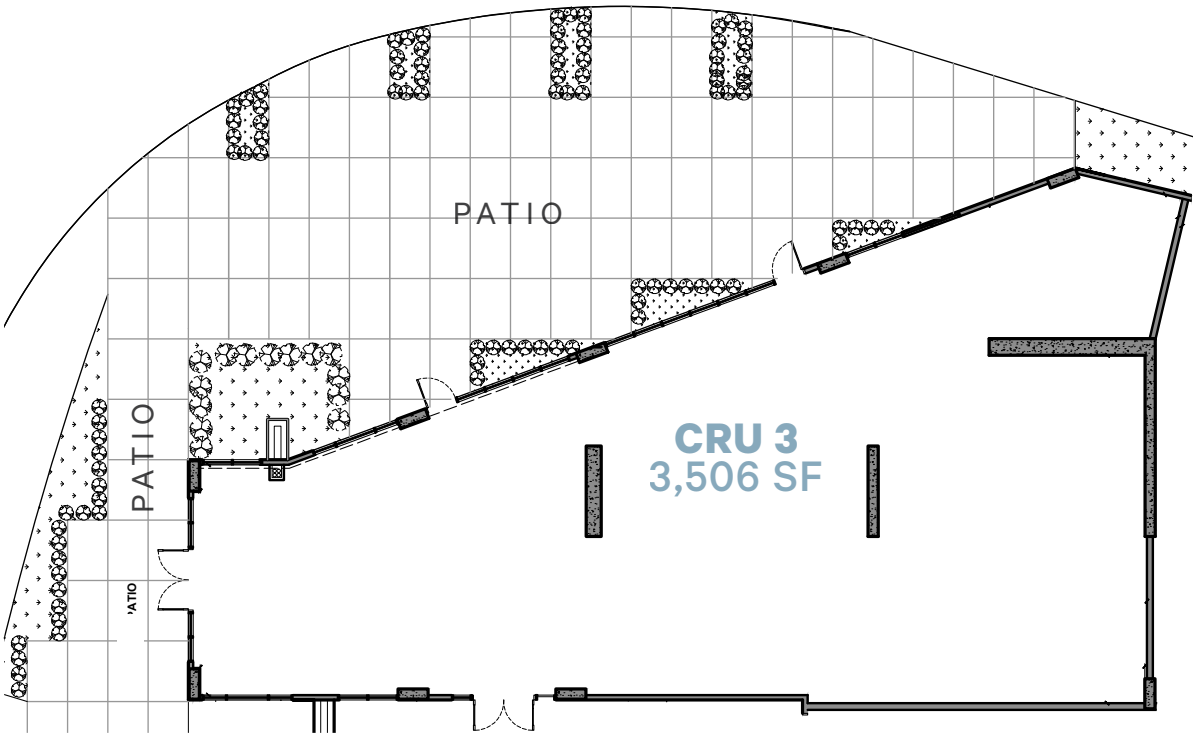
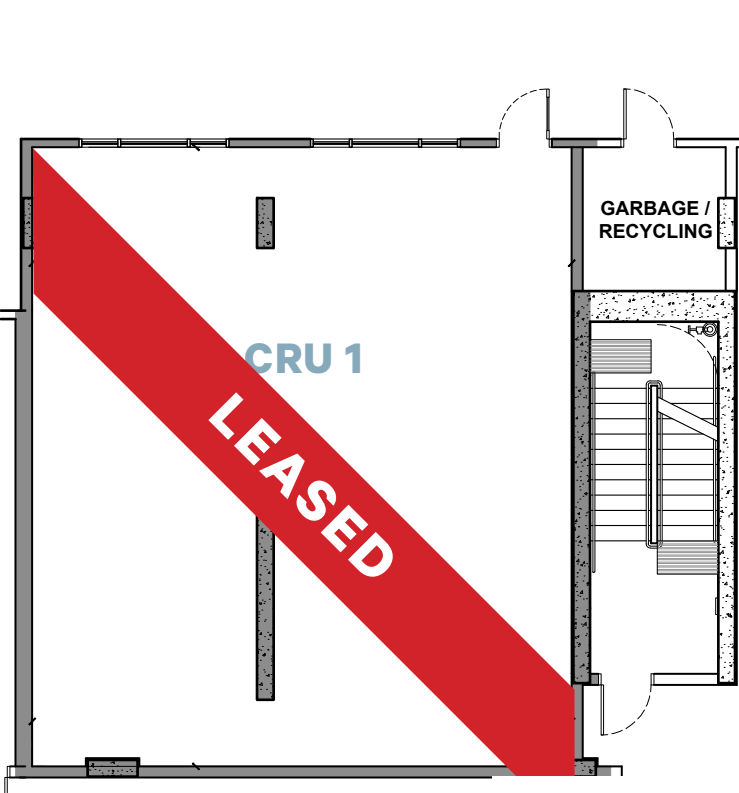
# Leasing Opportunities

1428 Flint Avenue



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

1488 Flint Avenue



## 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

## 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.

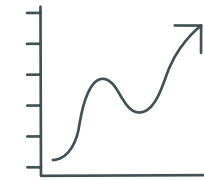
While the area experiences significant residential development, it now necessitates essential services for all residents. Westview presents a unique opportunity for business owners to address this need. Moreover, the community offers picturesque views of Downtown Victoria and the Westshore.

## 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



NORTH LANGFORD TURF FIELD





# WESTVIEW

## For leasing opportunities

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