



FOR LEASE



WESTVIEW

Neighbourhood Cafe Opportunity
at Westview

WESTVIEW

CBRE Limited is pleased to present the opportunity to lease the remaining unit at Westview. The development features 110 residences with views of the Westshore and Downtown Victoria. With over 1,800 homes in planning and development within 1.5km, this remaining retail unit provides the rare opportunity to service a rapidly growing and under-served customer base.

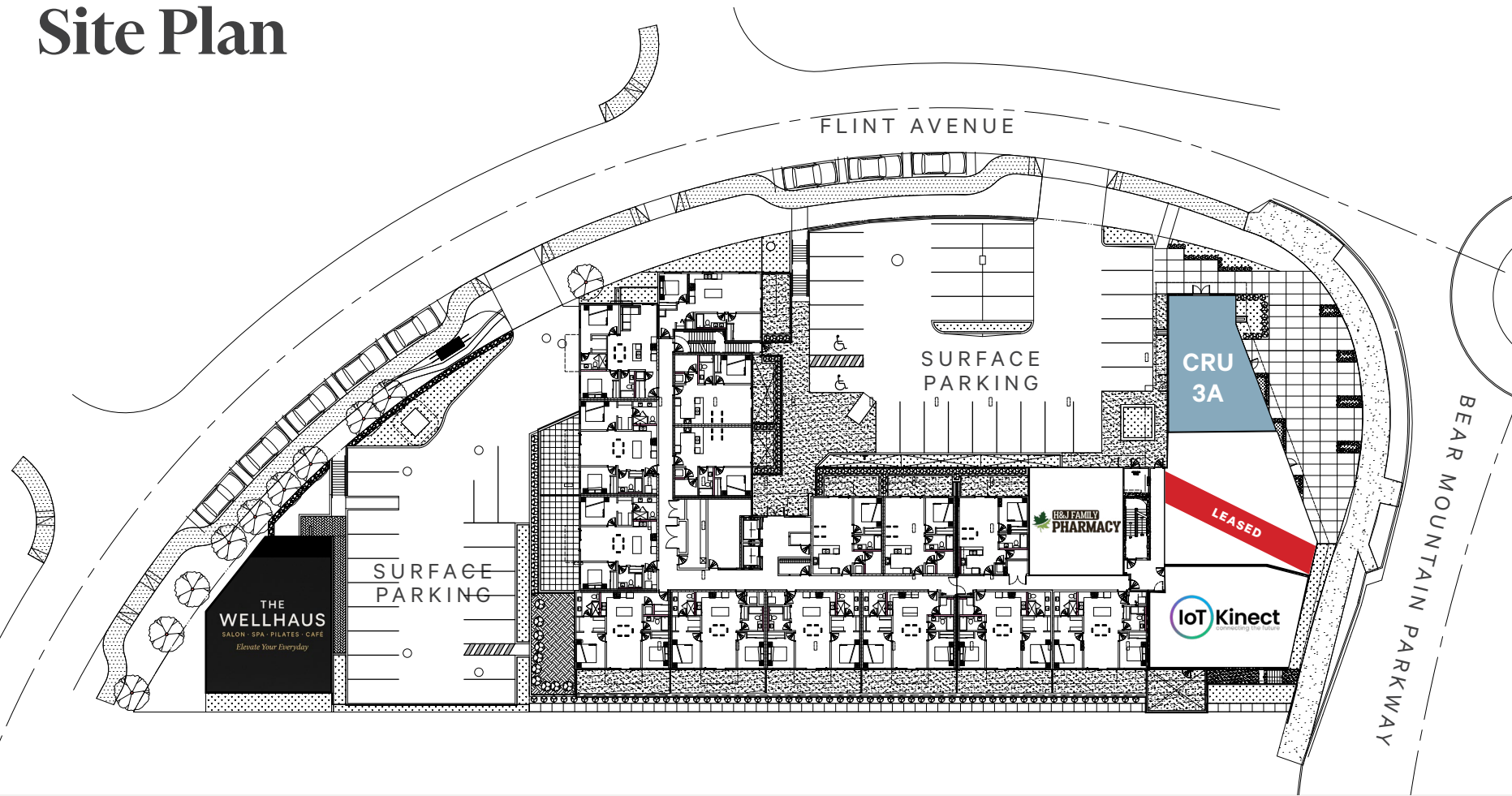
CRU 3A is a corner unit at 1488 Flint Avenue. Ideally suited for a restaurant or cafe user. The unit features dedicated patio space, excellent signage opportunities along Flint Avenue and Bear Mountain Parkway, and 400 amp power.

Lease Rate	<i>Contact Listing Agents</i>
Additional Rent	<i>\$9.00 PSF (est. 2026)</i>
Zoning	<i>CD12 Area IV - Neighbourhood Centre</i>
Parking	<i>88 stalls (7.3 per 1,000 SF)</i>



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Site Plan



Available Area

1488 FLINT AVENUE

CRU 3A: 1,640 SF

UNIT HIGHLIGHTS

- Restaurant use & bare shell condition
- 400 amp
- Dedicated patio space
- Signage opportunities along Flint Ave & Bear Mountain Pkwy





WESTVIEW

For leasing opportunities

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