

FOR LEASE

Unit 102 - 721 Station Avenue

LANGFORD, BC



Retail Opportunity in the Heart of Langford





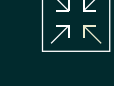

CBRE

Unit 102 - 721 Station Avenue
Langford, BC

The Heart of Langford

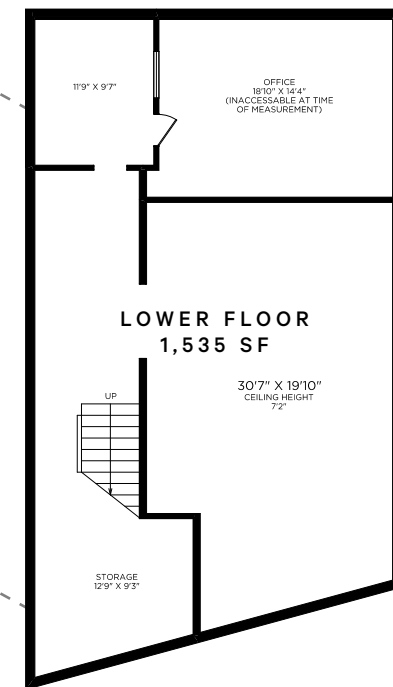
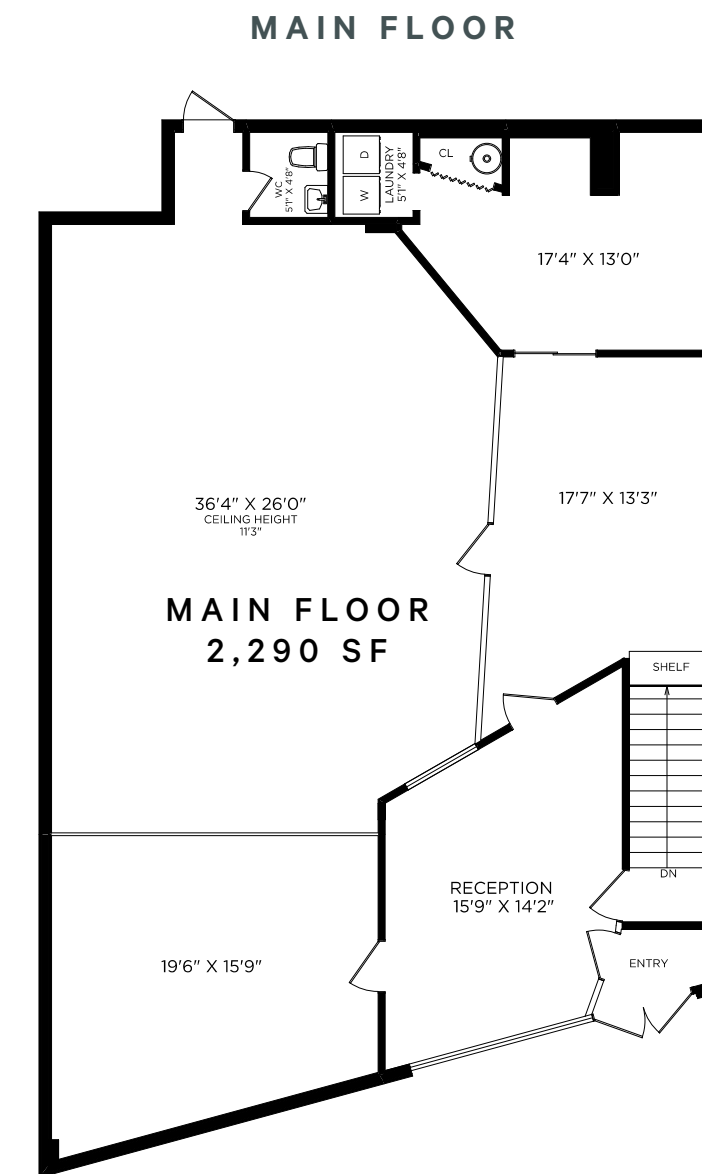
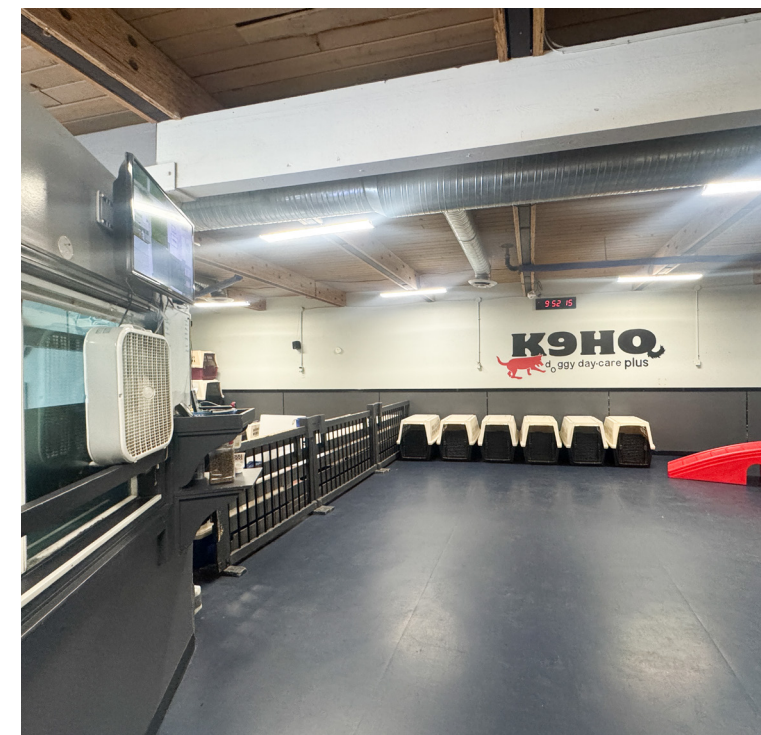
CBRE Victoria is pleased to present Unit 102 at 721 Station Avenue, located in the heart of Langford directly across from Veterans Memorial Park. This unit features 2,290 square feet of highly visible retail space and offers an excellent open floor plan, which includes a reception area, laundry room, one washroom, four private rooms, and 1,535 square feet of lower floor storage. Retail tenants will also benefit from high-exposure signage opportunities and a diverse mix of neighboring tenants.

PROPERTY DETAILS

-  **AVAILABLE AREA**
2,290 SF
+ Additional Lower Floor Storage 1,535 SF
-  **ASKING NET RENT**
Contact Listing Agents
-  **ADDITIONAL RENT**
\$11.84 PSF
-  **AVAILABILITY**
Immediately
-  **ZONING**
C8A - Community Town Centre Pedestrian
-  **PARKING**
On-Site Surface Stalls

SPACE FEATURES

- + Ample on-site surface parking
- + Signage opportunities
- + High exposure location & excellent frontage
- + Easily accessible via all modes of transportation



Location

 **Subject**
Unit 102 - 721 Station Avenue, Langford, BC

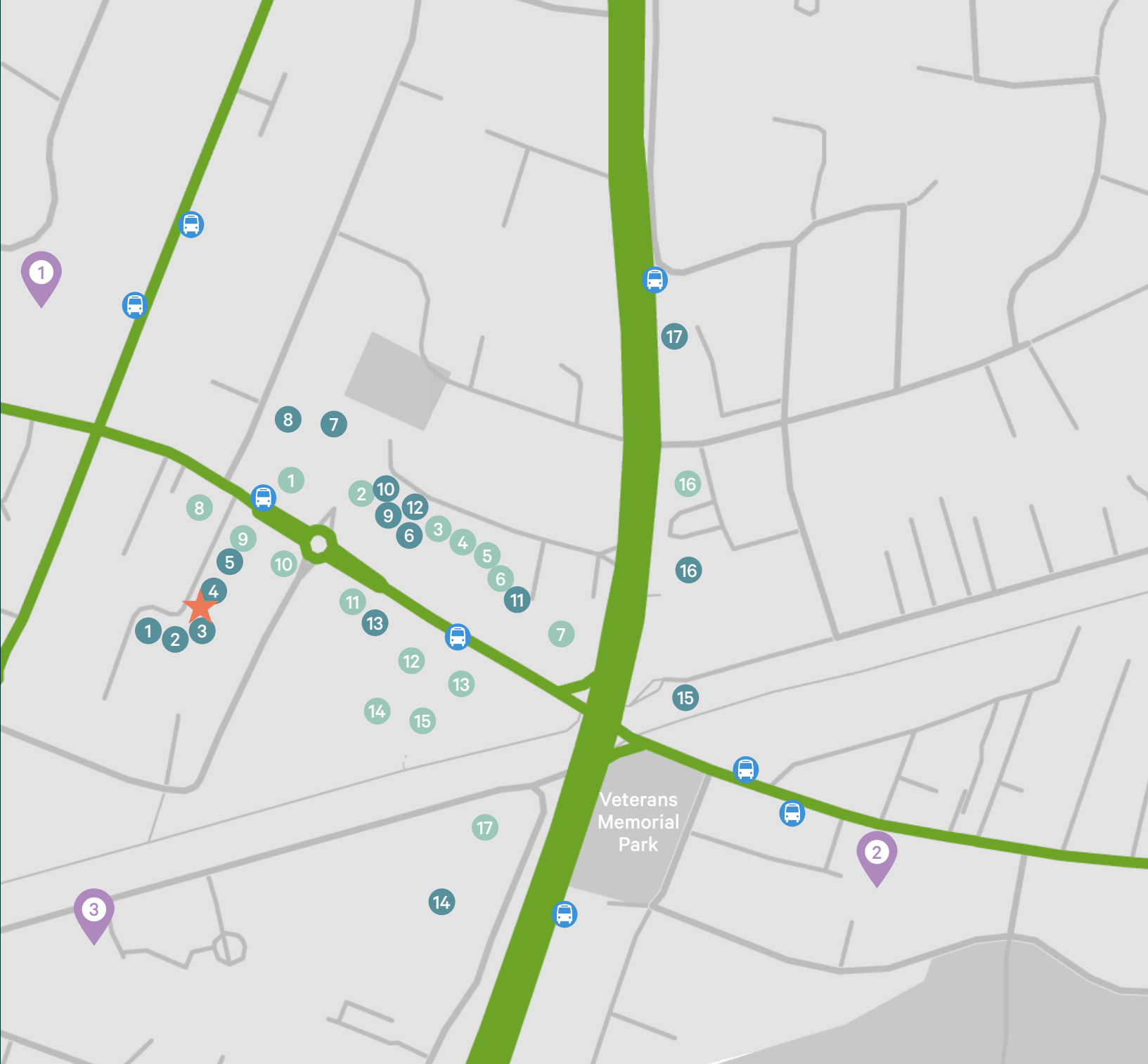
Cafes + Restaurants

- | | | |
|---------------------------------|---------------------------------|-------------------------|
| 1. Starbucks | 7. Bin 4 Burger Lounge | 13. Jones Bar B Que |
| 2. Sushi Ya | 8. Browns Socialhouse | 14. Pizza Hut |
| 3. Fu Wah Express Chinese Foods | 9. Turmeric Indian Cuisine | 15. Parachute Ice Cream |
| 4. Subway | 10. The Fountain Diner | 16. Boston Pizza |
| 5. Lighthouse Cake | 11. Poncho's Cafe & Catering | 17. Floyd's Diner |
| 6. Salty's Fish and Chips | 12. Three Gringos Mexican Grill | |


Shopping + Services

- | | | |
|---------------------------------|-------------------------|---------------------------|
| 1. Motus Physiotherapy | 7. Fairway Market | 13. Frontrunners Footwear |
| 2. Dollarama | 8. Blackapple | 14. Everything Games |
| 3. Salvation Army Thrift Store | 9. Connect Hearing | 15. Goldstream Bicycles |
| 4. Vapour Solutions | 10. Gizmo's Computers | 16. Clarity Cannabis |
| 5. Sherwin-Williams Paint Store | 11. Westshore Jewelry | 17. Kharma Salons |
| 6. SPINCO Westshore | 12. Diamond Nails & Spa | |

Future Developments




91

 **WALKER'S PARADISE**

Daily errands do not require a car.

95

 **BIKER'S PARADISE**

Daily errands can be accomplished on a bike.

SOURCE: WALKSCORE.COM

RETAIL | FOR LEASE

CBRE

Unit 102 - 721 Station Avenue



AVERAGE
DAILY TRAFFIC

27,000+

VETERANS MEMORIAL PARKWAY

GOLDSTREAM AVENUE

CONTACT US

Andrea Teahen

Senior Associate

andrea.teahen@cbre.com

250 813 3377

CBRE

CBRE Limited | www.cbrevictoria.com | 110-800 Yates Street, Victoria, BC, V8W 1L8 | 250 386 0000

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