

RETAIL | FOR LEASE

CBRE



Join Langford's Newest Master Planned Community

Retail Space
3,435 - 7,343 SF

1100 MCCALLUM ROAD

1100

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CBRE Limited is pleased to present 1100 McCallum Road, offering 3,435 square feet up to 7,343 square feet of brand new retail space in Langford's newest master-planned community. The subject property will come equipped with 400 AMP power and ample on-site parking.

This unit is part of a six-phase master-planned community, with phase one consisting of four buildings and approximately 600 residential units. In addition to the residential density and future growth, this location benefits from easy access to and from the Trans-Canada Highway, allowing for customers and clientele to conveniently visit the site from all areas of Greater Victoria. The community is zoned MUE3, allowing for a wide range of business uses.

HIGHLIGHTS

- + On-site parking
- + Strong drive by traffic
- + Prominent signage opportunities
- + 600 residential units on-site
- + Easily accessible from the Trans Canada Hwy

3,435 - 7,343 SF

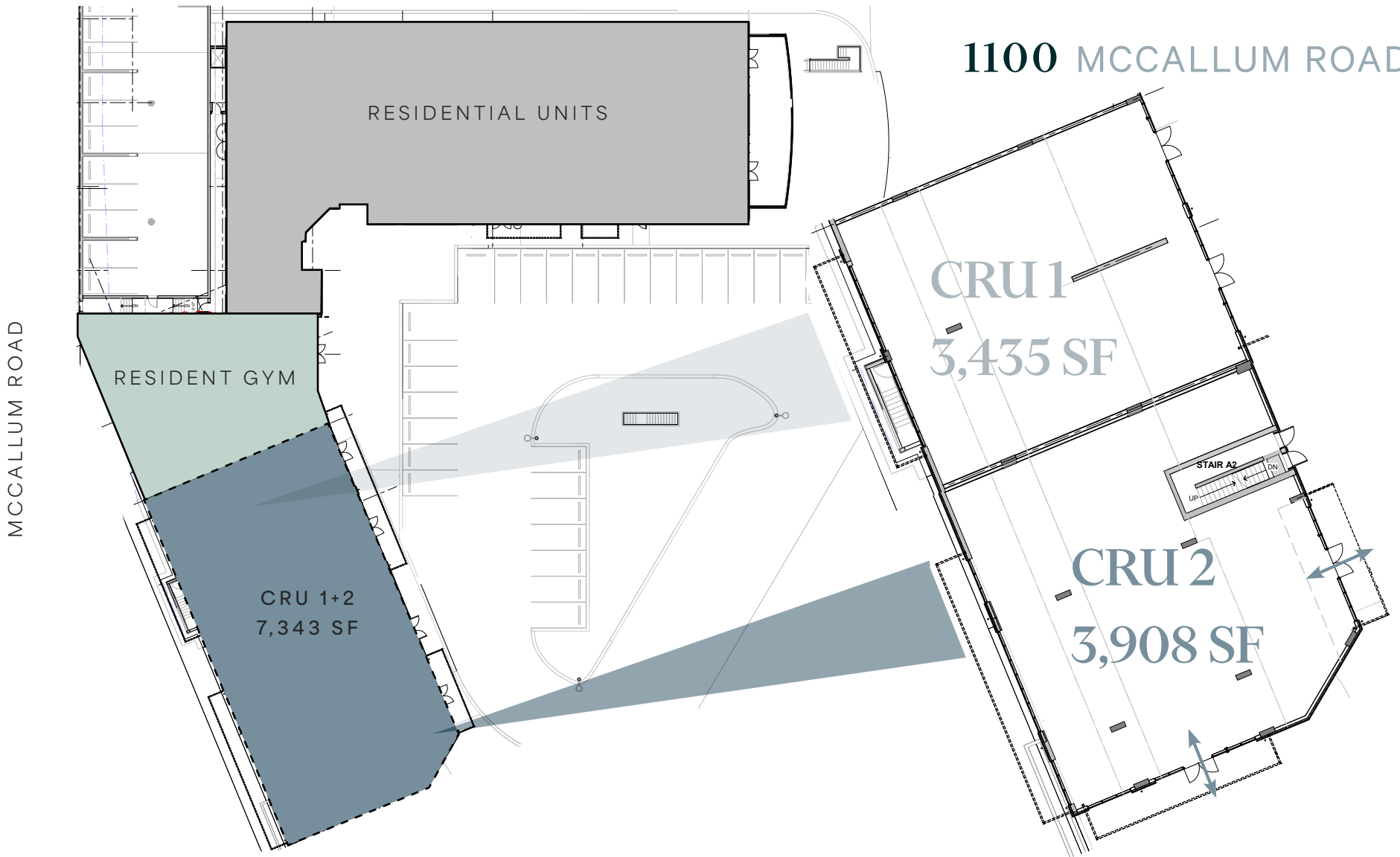
SIZE

Q3 2026

ANTICIPATED COMPLETION



1100 MCCALLUM ROAD



LEASE RATE \$35.00 PSF

ZONING

MUE3: Mixed Use
Employment

PARKING

25 on-site surface parking
stalls

ADDITIONAL RENT \$20.00 PSF

ESTIMATED
COMPLETION

Q3 2026

TOTAL AVAILABLE

7,343 SF

AREA OVERVIEW

Located in Langford, one of the fastest growing communities in Canada, this area is home to many vibrant local businesses and attractions, including Pacific FC, Bear Mountain Recreation Centre, and Langford Lanes. Downtown Langford and Millstream Village, with shops, restaurants, and entertainment options, are just a 5-minute drive away. The proximity to outdoor recreation, like hiking, trails, and parks, further enhances the appeal of this dynamic and desirable location.

1KM RADIUS

22.10%

5YR POPULATION GROWTH RATE

6,088

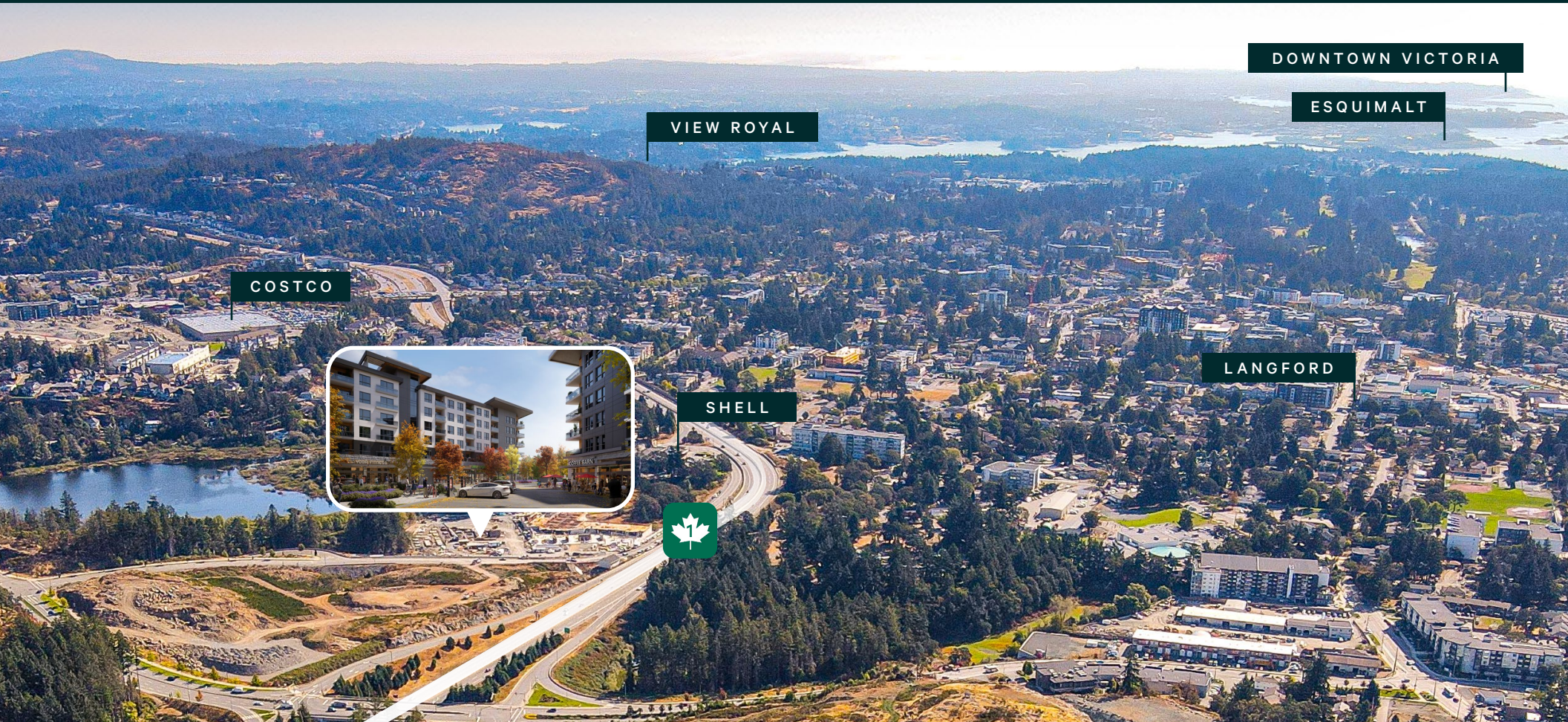
TOTAL POPULATION

\$110,164

AVERAGE HOUSEHOLD INCOME

112

OF BUSINESSES



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1100



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