

FOR LEASE

CBRE



# Highway Retail:

## *Where Convenience Meets Opportunity*

1024 McCallum Road | Langford, BC

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# Highlights

- Exceptional **highway exposure**
- **27,000+** average daily traffic
- **2 standalone retail** buildings
- 4 total retail units
- **35 on-site surface parking stalls**
- **Seamless connectivity** via Trans Canada Hwy & Exit 15
- District Commercial Mixed Use Employment Zoning (**C3, MUE3**)

## Contact Agents

**\$12.50 PSF**

LEASE RATE

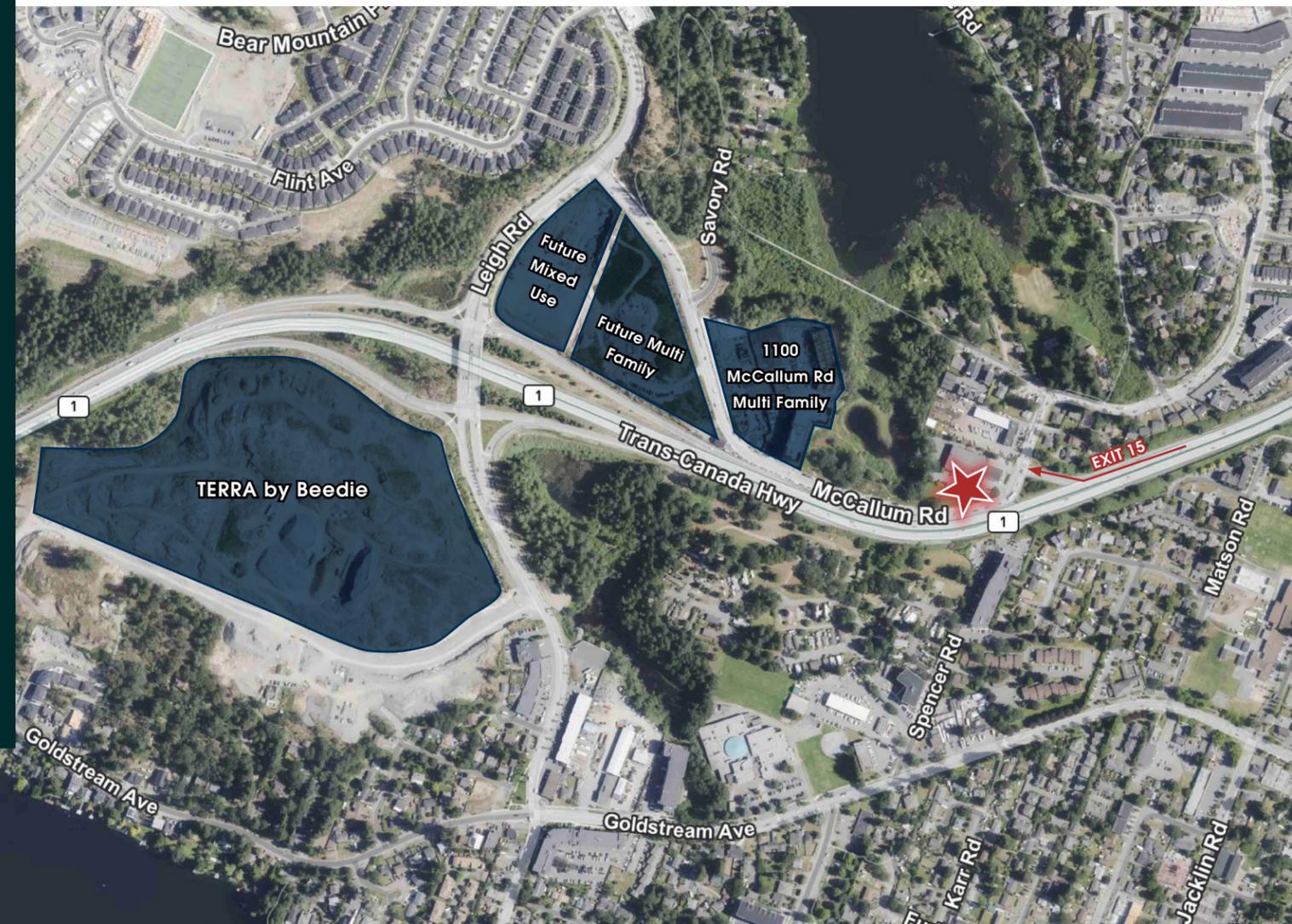
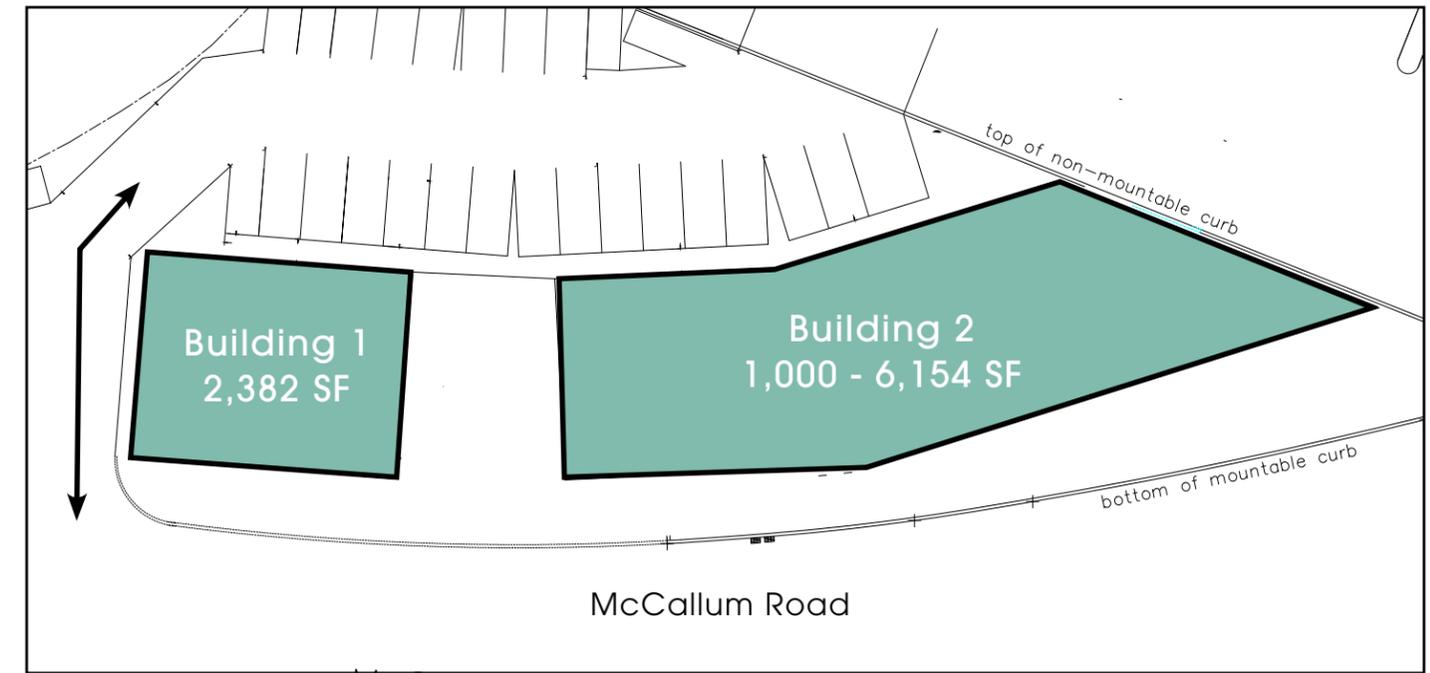
ADDITIONAL RENT

# Details

<b>Address</b>	1024 McCallum Road, Langford BC
<b>Building 1</b>	2,382 SF
<b>Building 2</b>	1,000 SF - 6,154 SF
<b>Total Available</b>	8,536 SF
<b>Zoning</b>	C3 MUE3 - District Commercial Mixed Use Employment Zone

[VIEW ALL C3 PERMITTED USES](#)

[VIEW ALL MUE3 PERMITTED USES](#)



# 1024 McCallum Road



**FUTURE  
NORTH LANGFORD  
SECONDARY  
SCHOOL**



MCCALLUM ROAD

EXIT 15

**27,000+**  
AVERAGE DAILY TRAFFIC



*Seamless  
Connectivity.*

**39**  
# OF DEVELOPMENTS\*

**22.10%**  
5YR POPULATION GROWTH RATE

**\$110,164**  
AVERAGE HOUSEHOLD INCOME

1KM RADIUS

\*Approved or under construction developments in a 2KM radius.