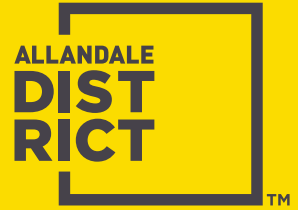


# FOR LEASE

681 ALLANDALE ROAD, LOT B  
COLWOOD, BC

89% LEASED



APPROXIMATELY 3,300 SF REMAINING

3.2 ACRE, MIXED USE SITE

NEW TRAFFIC CONTROLLED  
INTERSECTION

THIS BRAND NEW COMMERCIAL  
NODE WILL PROVIDE AMENITIES  
TO SERVE NEW LOCAL  
NEIGHBOURHOODS

MAIN THOROUGHFARE TO ROYAL  
BAY AND METCHOSIN FROM  
LANGFORD AND COLWOOD

SURFACE PARKING

3.2 ACRE MIXED USE SITE



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**CUSHMAN & WAKEFIELD**

**SHERRINGHAM**  
REAL ESTATE DEVELOPMENT • FINANCE • INVESTMENT



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681 ALLANDALE ROAD, LOT B  
COLWOOD, BC



[www.allandaledistrict.ca](http://www.allandaledistrict.ca)



## OPPORTUNITY

This is a rare opportunity to locate your business in a brand new commercial node. This development, built by Sherringham, is planned for a diverse range of uses. Located on the highly visible intersection of Veterans Memorial Parkway and Allandale Road, in Colwood, it will serve the growing communities in Colwood, Sooke, Metchosin and Langford. Estimate delivery for this project is early 2023.

## DEMOGRAPHICS

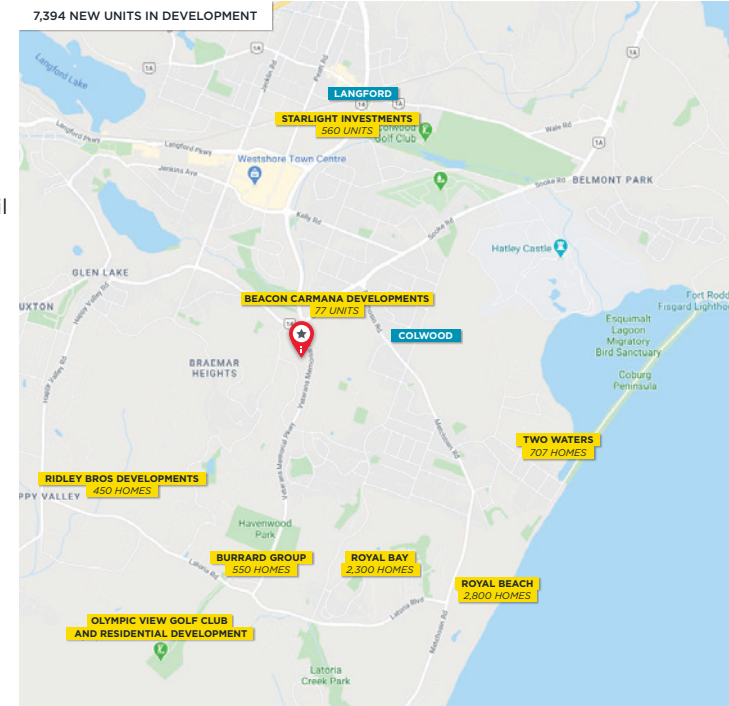
	3 km	5 km	8 km
Population (2022)	40,414	65,132	110,695
Population (2027)	43,683	70,641	120,119
Projected Annual Growth (2022-2027)	8.1%	8.5%	8.5%
Median Age	39.9	39.8	41.5
Average Household Income	\$118,159	\$121,915	\$116,982

## POTENTIAL USES

- SIT DOWN FULL SERVICE RESTAURANT
- BOUTIQUE GROCERY
- DENTAL
- PROFESSIONAL SERVICES
- PHARMACY
- MEDICAL
- DAYCARE
- RETAIL
- INSURANCE/FINANCIAL

## NEIGHBOURHOOD AND LOCATION

- Westshore (Langford, Colwood, View Royal) retail inventory accounts for approximately 20% of Greater Victoria totals, on par with a 17% share in population
- Westshore retail vacancy is at a healthy 5.0% considering the impacts from COVID-19 on the retail market.
- Strong regional population growth is beginning to re-characterize the retail market -the Westshore continues to densify and is emerging as viable competition to Victoria's urban core
- Colwood's average household income is approximately \$106,654 which is above the BC average
- Strong population growth will sustain overall demand for Westshore retail space through 2023
- Commercial / residential communities will attract greater demand from residents looking for a "live, work, shop" lifestyle
- Increasing market demand for neighbourhood or community oriented mixed-use retail
- Greater appeal to lifestyle malls over enclosed traditional malls
- Active tenant classes include but are not limited to, professional services, fitness, daycare, medical and other services providers
- In close proximity to scheduled residential developments at Royal Bay, Olympic View and Latoria





# FOR LEASE

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COLWOOD, BC

ALLANDALE  
DISTRICT

TM



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