

# FOR SALE

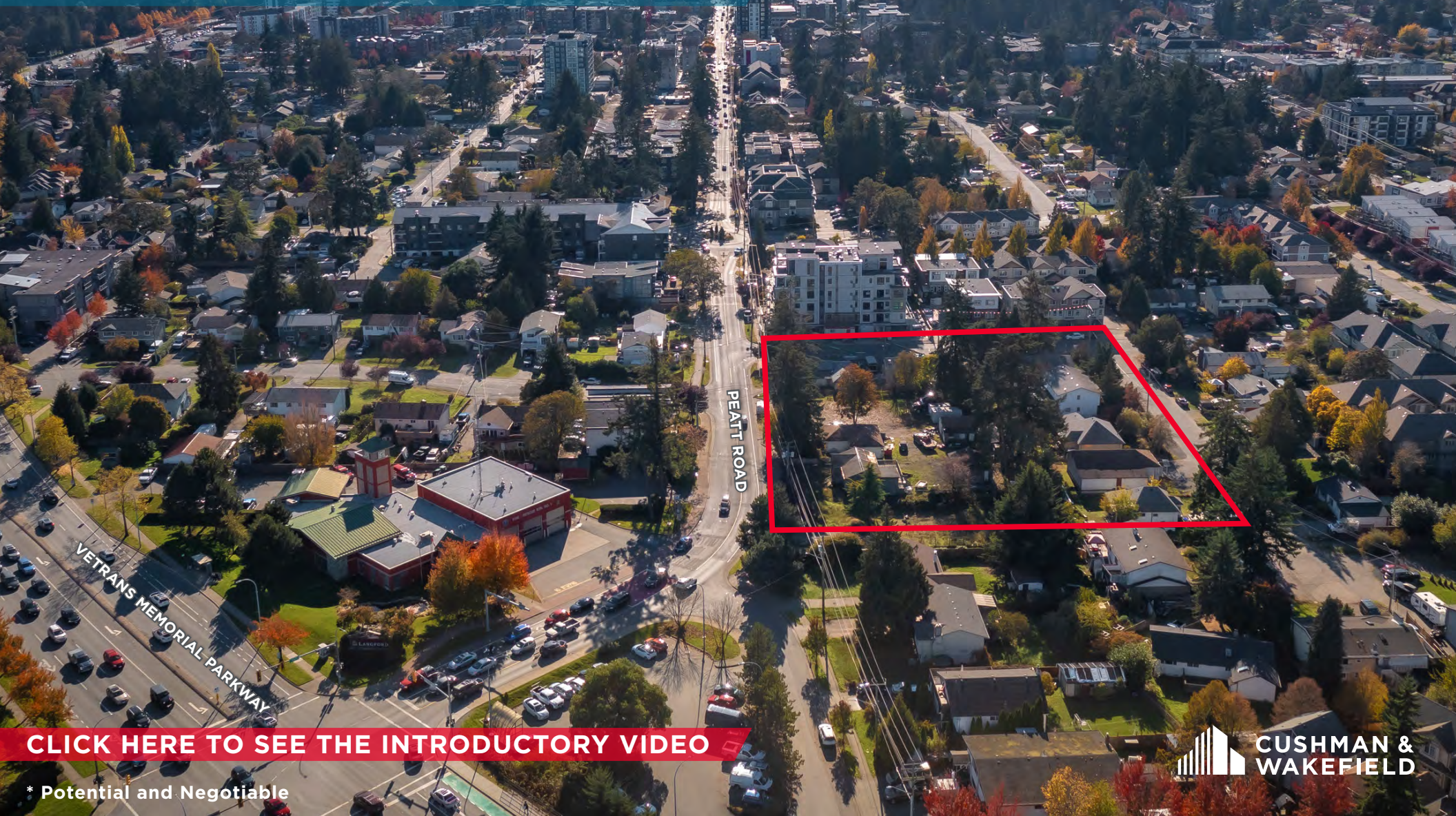
## Low Equity Investment

with the opportunity to take over the general partner's profit share.\*

## LANGFORD GATEWAY DEVELOPMENT OPPORTUNITY

### LANGFORD, BRITISH COLUMBIA

### A PROMINENT PHASED HIGH-RISE DEVELOPMENT OPPORTUNITY IN THE CRD'S FASTEST GROWING COMMUNITY OF LANGFORD



[CLICK HERE TO SEE THE INTRODUCTORY VIDEO](#)



\* Potential and Negotiable



## OPPORTUNITY

Cushman & Wakefield ULC (“C&W”) is pleased to present to the market a 100 percent freehold interest in the Langford Gateway Development Opportunity, a pre-eminent phased, four tower and podium development offering situated at the confluence of Peatt Road, Arcote Avenue, and Sunderland Road in the dynamic and growing neighbourhood of Langford, British Columbia. The development opportunity may be pursued as condo, purpose built rental or a combination of both along with accessory commercial space.

Uniquely positioned in Greater Victoria’s fastest growing market, the offering boasts tremendous exposure with convenient access to residential serving amenities at Millstream Village, Goldstream Village, Westshore Town Centre, and Belmont Market along with a plethora of parks, schools, and recreational facilities. This is a true town centre opportunity located steps away from Langford’s premier destinations and will serve as an extension of both Goldstream and Millstream Villages. The Langford market place and economic fundamentals. Langford Gateway is a true place-making opportunity in a vibrant and expanding community.

The interest holder is offering a unique real estate investment opportunity through a limited partnership structure, ideal for developers seeking flexibility. A developer can benefit from equity in place and phased proceeds paid out of the redevelopment’s cash flow, aligning returns with project milestones. With a minimum investment requirement and a relatively small mortgage in proportion to the overall project size, developers are positioned to continue advancing the development without heavy upfront financial strain. This structure allows for a manageable acquisition funding, making it an attractive proposition for those looking to capitalize on long-term real estate growth while minimizing initial financial commitments.\*

# FOR SALE LANGFORD GATEWAY DEVELOPMENT OPPORTUNITY

### PHASE I - TWO TOWERS (18 & 22 storeys)

FLOOR AREA (FOR FAR):	221,986 SF
RESIDENTIAL:	182,109 SF
COMMERCIAL:	10,502 SF
LOT AREA:	45,311 SF
FAR:	4.90
PARKING:	136,288 SF
TOTAL RESIDENTIAL UNITS:	262

### PHASE II - TWO TOWERS (13 & 17 storeys)

FLOOR AREA (FOR FAR):	158,139 SF*
RESIDENTIAL:	130,683 SF
COMMERCIAL:	3,646 SF
LOT AREA:	31,842SF
FAR:	4.97
PARKING:	90,444 SF
TOTAL RESIDENTIAL UNITS:	182

\*Shaft areas not included, please refer to the architectural plans.

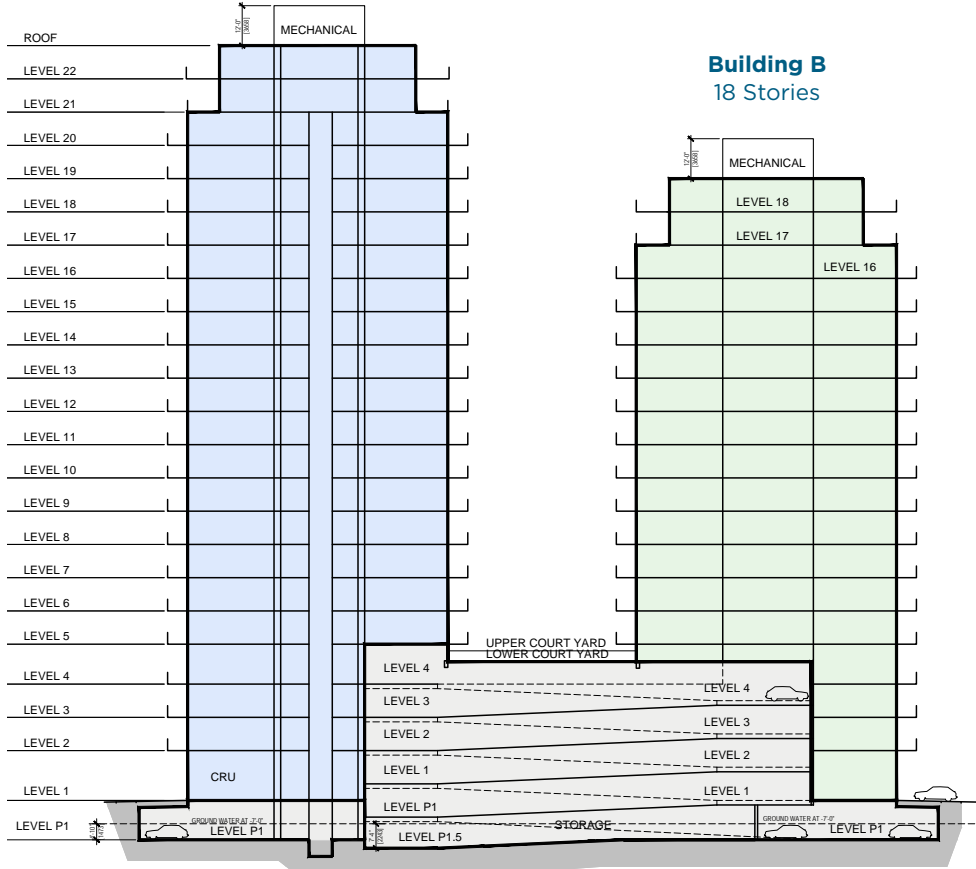
\*For more information on the proposed limited partnership and structure, please request the agent to arrange a meeting to discuss the details.

Renderings/pictures shown are for illustrative purposes only and may not accurately reflect the final design.

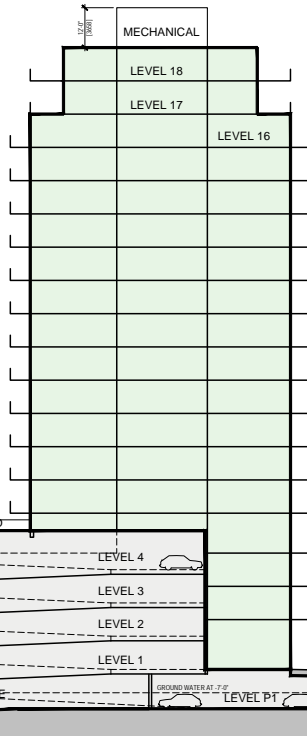
# Langford Gateway

Development Concept

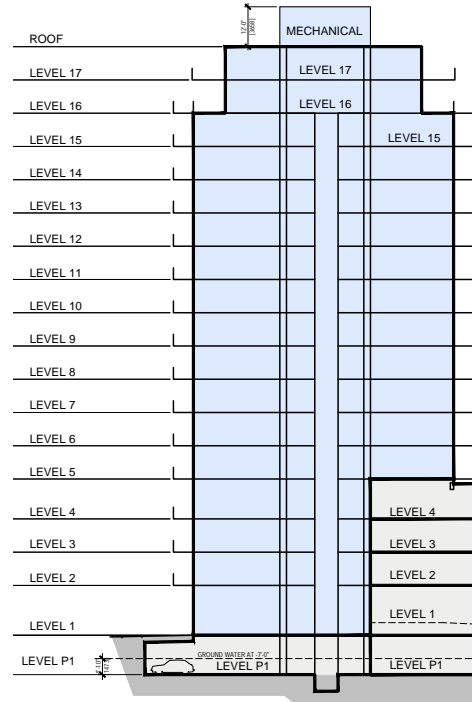
**Building A**  
22 Stories



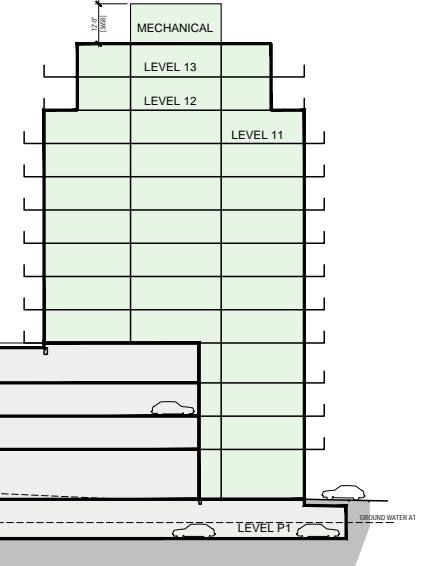
**Building B**  
18 Stories



**Building C**  
17 Stories



**Building D**  
13 Stories





## LOCATION

Conveniently located at the corner of Peatt Road, Arcote Avenue and Sunderland Road, Langford Gateway will benefit from easy access to Millstream Village and Goldstream Village, two of Langford's most sought-after destinations. The local area is well serviced by multiple schools of all levels and boasts unmatched access to parks, greenspaces, and outdoor amenities.

Furthermore, the Property's high exposure location will allow for multiple ingress and egress points and provides convenient access to the nearby Trans-Canada Highway and Veterans Memorial Parkway serving as primary east-west and north-south thoroughfares.

Regionally, Langford is well connected to the Capital Regional District's infrastructure with YYJ International Airport and Swartz Bay being less than a 30-minute drive away. Additionally, Downtown Victoria and the commuting amenities of the Inner Harbor are only a short 15-minute drive to the east. Being the largest community in the burgeoning Westshore, Langford serves as the economic and employment core of the Westshore and has benefited from a pro-business approach that is predicated on developing, attracting, and retaining first class talent through its natural proximity to mountains, beaches, culture and top-rated schools and universities. Finally, Langford has become increasingly recognized as a tourism and sport tourism destination with the delivery of the Al Charron Rugby Canada National Training Centre and the recently named Starlight Stadium, home of the Pacific FC soccer team. Nearby Bear Mountain is also home to world-class Nicklaus Design golfing, western Canada's largest indoor/outdoor red clay tennis facility, and as the home of the Canadian National Mountain Bike Team, incredible hiking, and mountain biking trails on Mt. Finlayson. All these factors help contribute to Langford's renowned public safety, affordability, recreation, parks, rapidly growing population and thriving economy.

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## INVESTMENT HIGHLIGHTS



### DEVELOPMENT READY

Development ready site with preliminary plans completed for a preeminent two-tower and podium development steps away from the mixed-use open air amenity centre.



### UNPARALLELED GROWTH

Langford is one of Canada's fastest growing communities and is consistently recognized for its livability, access to greenspace, and scenery. Langford's average home prices rose by more than 11 percent in 2020 and was awarded as Canada's most livable community by RATESDOTCA.



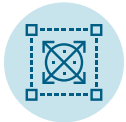
### EXCEPTIONAL DEMAND

Unmatched momentum in the Langford condo multifamily market fueled by impeccable underlying economic and demographic fundamentals supporting strong demand and pricing.



### TOWN CENTRE PREMIUM

Convenient access to highway, transit, and residential amenities at Millstream Village and Goldstream Village.



### SCALE, LOCATION & UPSIDE

Prime opportunity to acquire a centrally located high-rise development asset with significant scale and appealing economic metrics.



## DEMOGRAPHICS

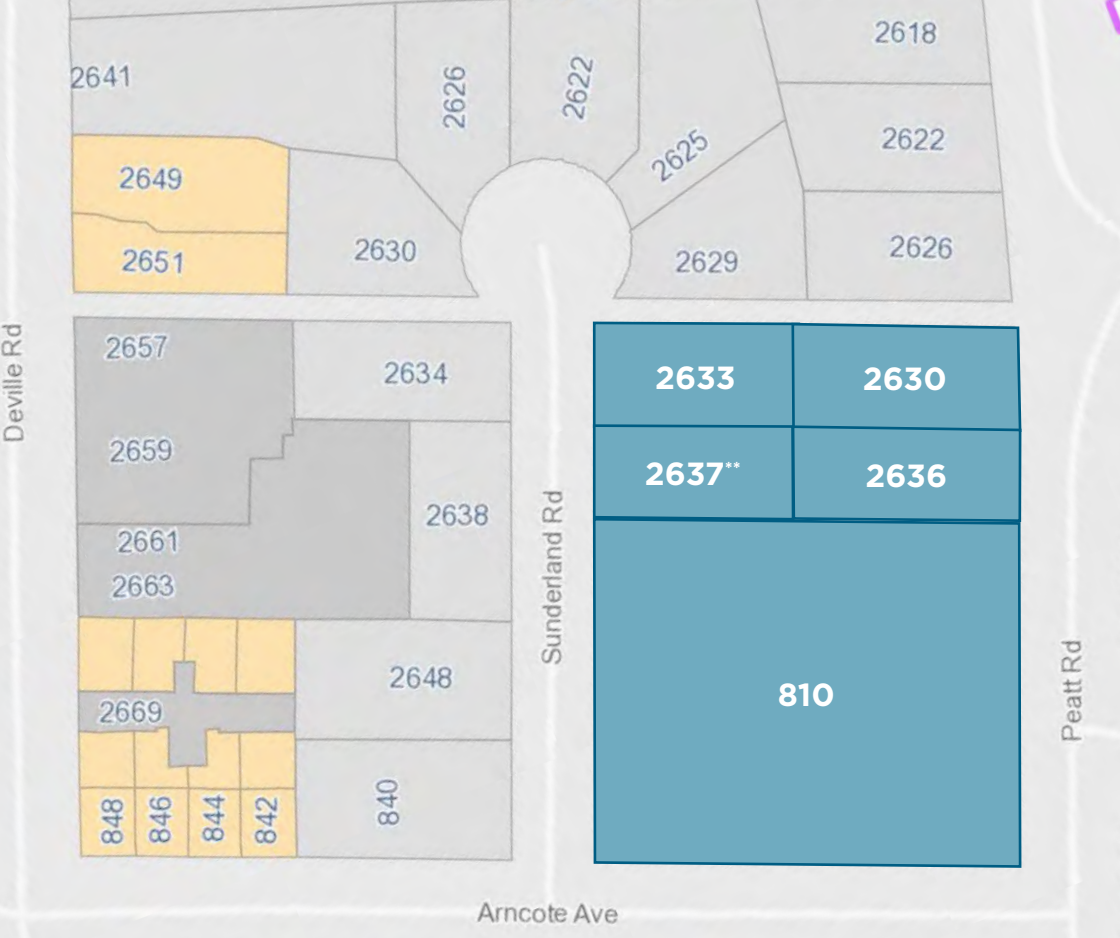
	1KM	3KM	4KM
ESTIMATED POPULATION (2023)	12,412	43,288	74,006
PROJECTED POPULATION (2028)	12,972	47,687	82,477
POPULATION GROWTH (2023-2028)	4.5%	10.2%	11.4%
AVERAGE HOUSEHOLD INCOME	\$102,986	\$112,510	\$118,773
NUMBER OF BUSINESSES	445	1,209	1,797



**FOR SALE**  
**LANGFORD GATEWAY**  
DEVELOPMENT OPPORTUNITY







## SALIENT DETAILS

CIVIC ADDRESS	<b>2637** SUNDERLAND RD</b> , Langford BC
PID	005-052-327
LEGAL DESCRIPTION	LOT 10, PLAN VIP10901, SECTION 111, ESQUIMALT LAND DISTRICT
LOT SIZE	6,534 SF
CIVIC ADDRESS	<b>2633 SUNDERLAND RD</b> , Langford BC
PID	005-052-343
LEGAL DESCRIPTION	LOT 11, PLAN VIP10901, SECTION 111, ESQUIMALT LAND DISTRICT
LOT SIZE	6,534 SF
CIVIC ADDRESS	<b>2630 PEATT RD</b> , Langford BC
PID	005-214-891
LEGAL DESCRIPTION	LOT A, PLAN VIP9793, SECTION 111, ESQUIMALT LAND DISTRICT
LOT SIZE	7,405.2 SF
CIVIC ADDRESS	<b>810 ARNCOTE AV</b> , Langford BC
PID	031-861-288
LEGAL DESCRIPTION	LOT 1, PLAN EPP125536, SECTION 111, ESQUIMALT LAND DISTRICT
LOT SIZE	48,743.64 SF
CIVIC ADDRESS	<b>2636 PEATT RD</b> , Langford BC
PID	005-397-162
LEGAL DESCRIPTION	LOT B, PLAN VIP9793, SECTION 111, ESQUIMALT LAND DISTRICT
LOT SIZE	7,405.2 SF

\*\*The property is presently not owned by the developer. However, there exists an agreement between the developer and the Langford Fifty and Up Club to relocate their facility to another lot owned by the developer. The process of relocation is currently underway and progressing towards completion.

## WEST SHORE CAMPUS, 798 GOLDSTREAM AVENUE

In partnership with Royal Roads University (RRU) and Camosun College, UVic announced in 2022 that it will offer courses at a new post-secondary site currently referred to as the West Shore Campus. This \$98-million dollar project will be built to zero-carbon building design standard, which is the first public post-secondary institution in BC to target this, it will also seek LEED Gold certification.

The three institutions are collaborating to establish a dynamic community-based education hub, offering a rich array of learning opportunities and life experiences to fuel a thriving future for learning from the West Shore area and elsewhere. The campus will also include space for the Justice Institute of BC and School District 62.

Construction has begun on the new building located at 798 Goldstream Ave. in Langford, with an anticipated opening in 2024/25 for up to 500 students.

### PROXIMITY TO THE FUTURE UNIVERSITY CAMPUS

**2** MINUTE  
DRIVE

**4** MINUTE  
TRANSIT

**9** MINUTE  
WALK

## 798 GOLDSTREAM





## OFFERING PROCESS

All interested parties are encouraged to execute and return the Vendor preferred Confidentiality Agreement for access to additional Property information including a Data Room. Please contact the exclusive listing agent for pricing guidance and submission guidelines.

The proprietors will explore the possibility of engaging equity partners and assessing joint venture opportunities.

The owner is currently in communication with their design team and the City of Langford regarding a potential change in construction method to steel and reduced building heights. This strategic adjustment aims to enhance the rate of returns. Further details will be provided as the situation progresses.

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### HARPREET SINGH

Personal Real Estate Corporation  
Executive Vice President  
Development Land & Investment Sales  
[+1 604 640 5870](tel:+16046405870)  
[harpreet.singh@cushwake.com](mailto:harpreet.singh@cushwake.com)

### CORDELL LLOYD

Associate Vice President  
Capital Markets - Investment Sales  
[+1 250 410 3011](tel:+12504103011)  
[cordell.Lloyd@cushwake.com](mailto:cordell.Lloyd@cushwake.com)

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