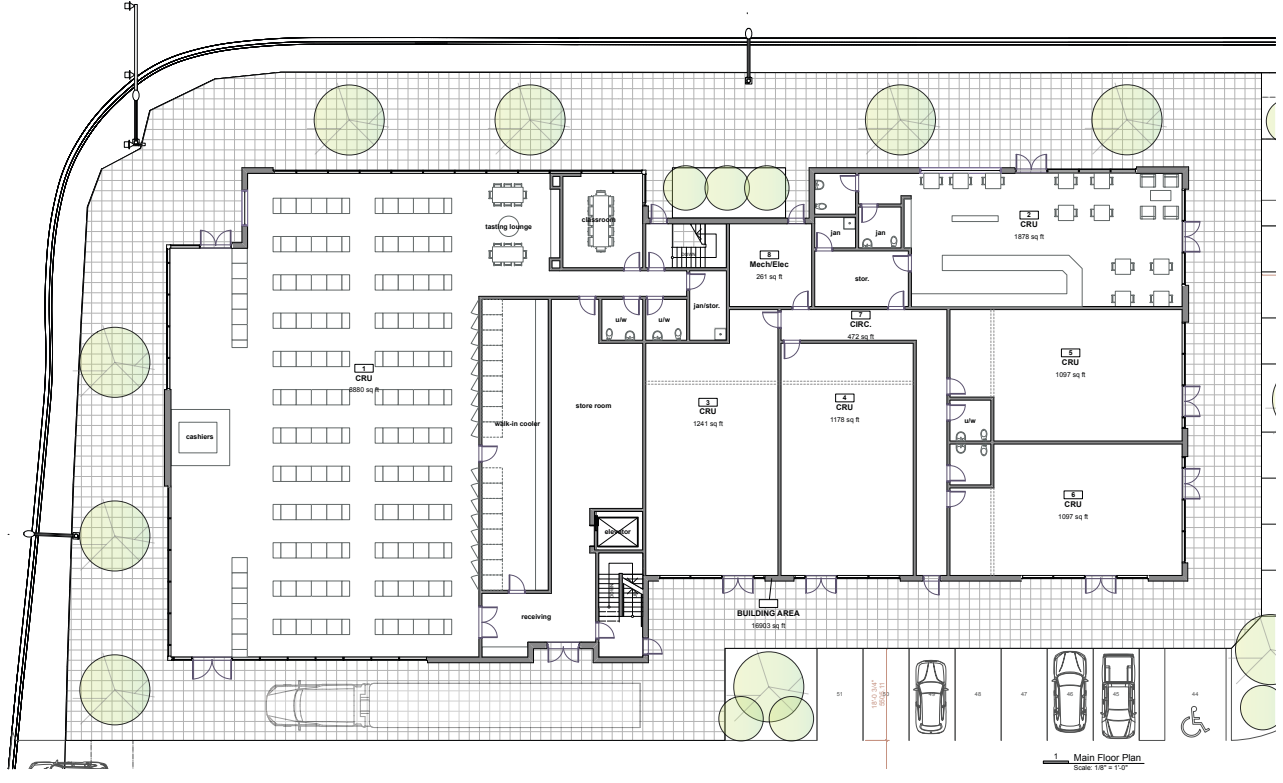




# FOR LEASE

## 700 ANDERTON ROAD, COMOX, BC

LIQUOR STORE ANCHORED STRIP MALL



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# FOR LEASE 700 ANDERTON ROAD COMOX, BC

## OPPORTUNITY

To secure high-profile retail premises in a liquor store anchored strip plaza, at Comox's most prominent intersection. We are currently seeking quality tenants on a pre-leasing basis.

## LOCATION

The property is ideally located on the SW corner of Anderton Road, and Guthrie Road in the City of Comox. Both streets are busy arterial connectors and the intersection is the local retail shopping node. This corner is the last of the four to be developed. The adjacent properties are home to the following tenants: McDonald's with drive-thru, Tim Horton's with drive-thru, A&W with drive-thru, TD Bank, Shoppers, Subway, Fresh Slice, Chevron Gas Station with Car wash and M&M Meats.

## DEMOGRAPHICS

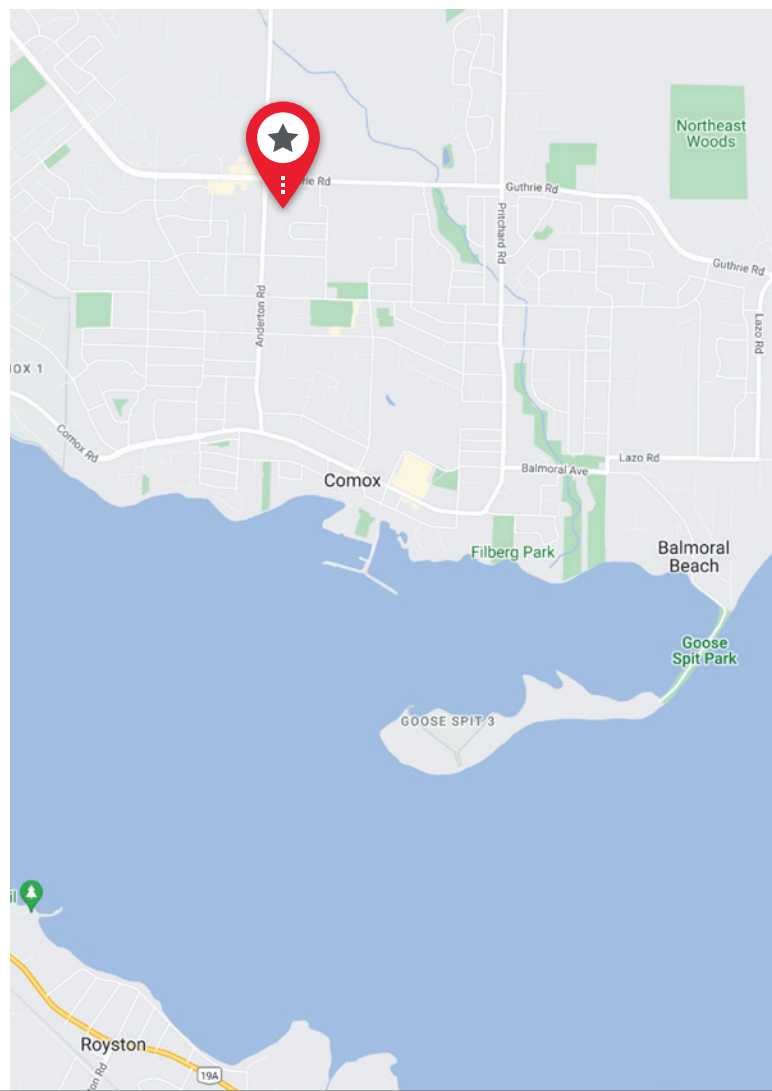
	1KM	3KM	5KM
Population 2022 (estimated)	3,815	17,192	23,867
Population 2027 (projected)	3,953	18,528	25,721
% Population Change (2022-2027)	3.6%	7.8%	7.8%
Median Age	49.2	53.4	52.8
Occupied Dwellings (2022)	1,661	7,330	10,065
Average Household Income	\$104,311	\$109,271	\$113,500

## LEASE TERMS

**Asking Basic Rent:** \$35 per sf  
**Estimate Additional Rent:** \$13 per sf  
**Term:** Up to 10 years  
**Zoning:** Zoning is C3.1 Arterial Commercial  
**Size:** 1000 - 9000 sf

## DESIRED USE

Desired uses include: specialty grocery, bakery, butcher, Q.S.R., financial, medical dental and service commercial uses.



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