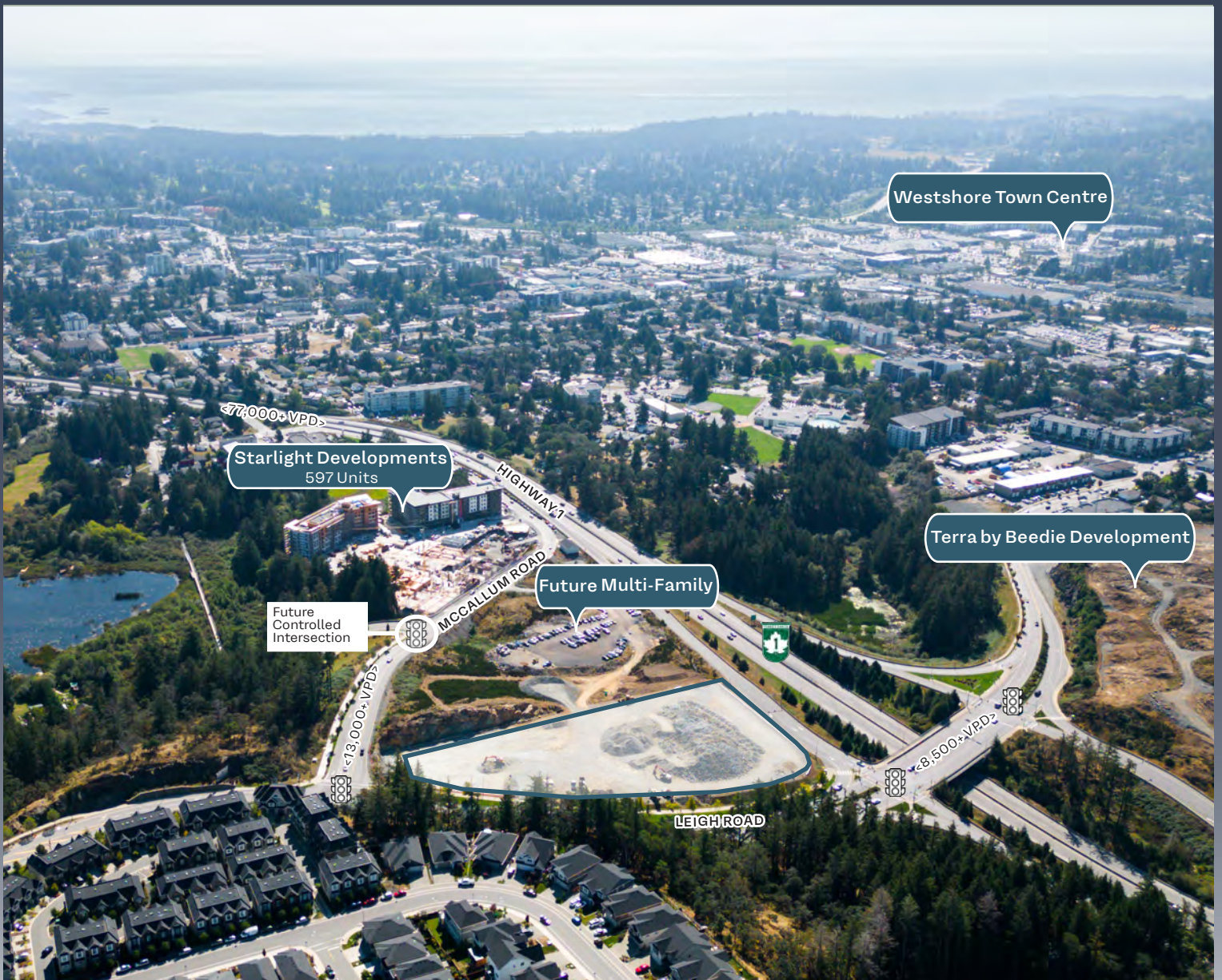


For Lease

Highway Exposure Retail Development in the Heart of Langford

2681 - 2689 Leigh Road

Langford, BC



Property Details

LEASABLE AREA
1,000 - 20,000 sf*
(*drive-thru opportunities available)

BASIC RENT
Contact Listing Agents

ADDITIONAL RENT
\$15.00 psf (estimated)

TIMING
2026

ZONING
Comprehensive Development - South Skirt Mountain (CD12) (C-2)

PARKING
219 Surface parking stalls

ACCESS
Right in + Right Out via Leigh Road
Left in + Left Out via McCallum Road

TRAFFIC COUNTS
Highway 1: 77,000 VPD
Leigh Road: 8,800 VPD
McCallum Road: 13,000 VPD

Opportunity

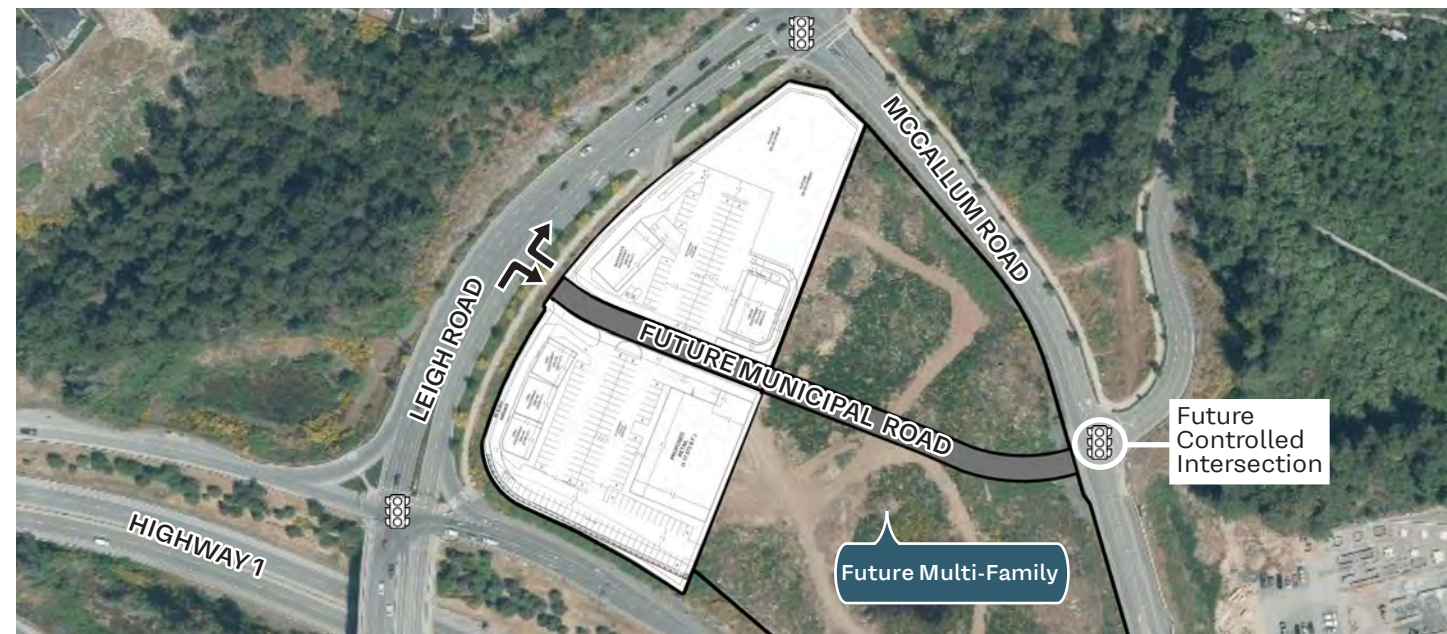
Tetra Realty Advisors and Avison Young are excited to present the leasing opportunity for retail space in a new development at the prominent corner of Leigh Road and McCallum Road in Langford, BC. The development is a prime location for businesses looking to capitalize on one of the fastest growing cities in Canada,

Location

Strategically located at the high-traffic intersection of Leigh Road and Highway 1 in Langford, BC, this brand-new development offers prime exposure within one of Vancouver Island's fastest-growing commercial hubs. Langford is a vibrant, rapidly expanding community that supports a dynamic and diverse retail landscape.

The subject premises is minutes from key retail destinations including Westshore Town Centre, Millstream Village, and the Bear Mountain community—home to approximately 5,000 residents. With immediate access to Highway 1, the premises ensures excellent connectivity to downtown Victoria and surrounding municipalities, positioning it as a convenient destination for commuters, and local residents.

High visibility, ease of access, and proximity to established retail centres make this an ideal location for businesses seeking a foothold in Langford's strong commercial corridor. Surrounded by ongoing residential and commercial development, the development presents significant long-term opportunities for retailers looking to meet the evolving needs of the Westshore community.



Highlights



Brand new built to suit retail suitable for a variety of uses including food, fitness, daycare, beauty, amongst other retail uses



Over 3,000 units under construction in close proximity to the development



Population growth of 14.75% in the next 5 years



Average Household Income: \$98,543



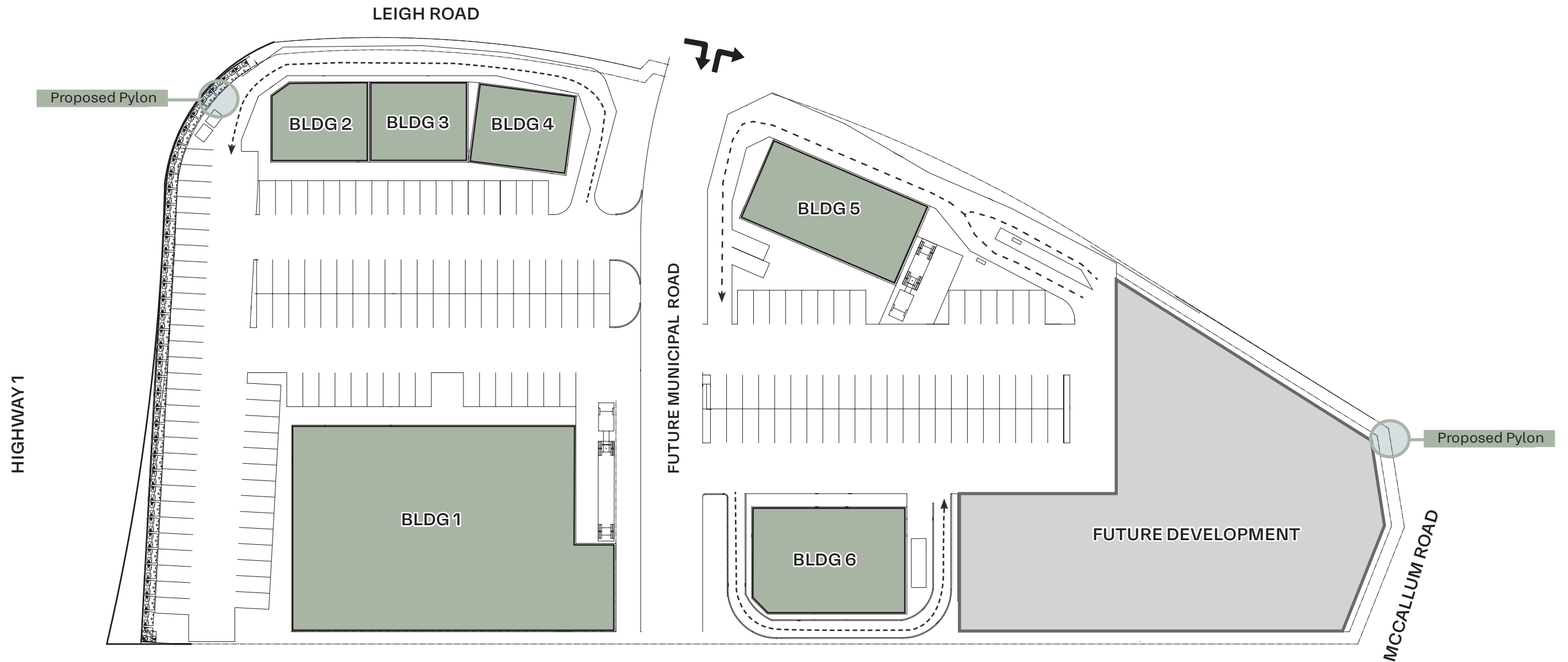
Rare interchange development



Visibility along Highway 1 with 77,000+ vehicles per day



Site Plan



AVAILABLE

BLDG 1:	17,575 sf*	BLDG 4:	2,217 sf*
BLDG 2:	2,195 sf*	BLDG 5:	4,176 sf*
BLDG 3:	2,239 sf*	BLDG 6:	4,660 sf*

*OPTION TO DEMISE



- 1 Millstream Village, GLA: 264,312 sf
- 2 The Home Depot
- 3 Staples
- 4 Tim Hortons

- 5 Save-on-Foods
- 6 Best Buy
- 7 Costco
- 8 Mayfair Shopping Centre

- 9 Downtown Victoria
- 10 Downtown Langford
- 11 Westshore Town Centre
- 12 Spencer Middle School

Contact us for more information

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