

AVISON YOUNG



FOR SALE

258 Helmcken Rd
1,000 - 5,500 SqFt of
Medical, Grocery or Cafe
space in View Royal

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OFFERING

OVERVIEW

This is a unique opportunity to secure a brand new 5,527 sq ft ground floor strata commercial retail space within The Royale, a newly constructed mixed-use development located at 258 Helmcken Road in View Royal. Positioned at the prominent intersection of Helmcken Road and Island Highway, the property benefits from exceptional visibility and strong daily traffic connecting the Western Communities to downtown Victoria.

The site is surrounded by an established neighbourhood and the building’s 55 residential condominium units, creating a strong residential presence directly above the commercial component. It is also in close proximity to numerous amenities and services. Located just minutes from Victoria General Hospital, the Trans-Canada Highway, and major commercial centres, the property offers convenient access for residents, commuters, and visitors travelling between Victoria and the rapidly growing Westshore communities.

The Royale features 55 residential units above the commercial space, many already pre-sold and occupied, creating a built-in customer base for the ground-floor retail component and positioning the space as a community hub within this growing area.

Key Features

- Prominent corner location at Helmcken Road and Island Highway
- Highly visible retail opportunity within a new mixed-use development
- 5,527 sq ft ground floor commercial space with flexible layout
- 55 residential units above providing built-in customer base
- 29 on-site parking stalls including surface and underground
- Strong demographics with significant surrounding population



258 Helmcken Road View Royal

Legal Description	PID: 032-465-963 STRATA LOT 1, PLAN EPS10943, DISTRICT LOT 8, ESQUIMALT LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY
Commercial Strata Area	up to 5,527 sqft (demisable)
Site Description	Commercial space located within The Royale, a newly constructed mixed-use residential/commercial development.
Zoning Principal Uses	a) Café b) Medical Clinic c) Neighbourhood Grocery d) Residential, Apartment
Parking	29 commercial parking stalls • 18 surface stalls accessed from Island Highway • 11 underground stalls accessed from Helmcken Commercial Stalls LCP Available for Purchase
Demographics	Population within: • 3 km: 31,155 • 5 km: 110,938 • 10 km: 349,747
Traffic Count	11,678 vehicles per day (2021)
Strata Fee	\$2822.23/Month - \$0.511/Sqft
Asking Price	~\$3,260,000 ~\$590-600/sqft

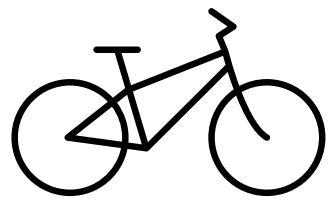
Location Overview

258 Helmcken Road is strategically located in the heart of View Royal, at the prominent intersection of Helmcken Road and Island Highway. This highly visible corridor connects the rapidly growing Westshore communities with downtown Victoria, making it a key commuter route and providing strong exposure to daily traffic.

The property is surrounded by established residential neighbourhoods and is located just minutes from Victoria General Hospital, major retail centres, and a wide range of local amenities. Nearby parks and recreational destinations such as Thetis Lake Regional Park, Portage Park, and the Galloping Goose Regional Trail contribute to the area’s strong lifestyle appeal.

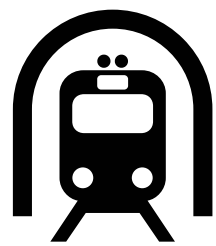
With convenient access to the Trans-Canada Highway, public transit routes, and regional cycling networks, the location offers excellent connectivity for residents, employees, and visitors travelling throughout Greater Victoria. Continued residential growth in the surrounding area, including new multi-family developments, is further strengthening demand for neighbourhood-serving retail and commercial services.

Location	Drive Times
Victoria General Hospital	5 minutes
CFB Esquimalt	10 minutes
Eagle Creek Village	5 minutes
Downtown Victoria	12 minutes
Langford	8 minutes
Colwood	8 minutes



Bike Score

74



Transit Score

45



Walk Score

69



Cafe Strata Lot for Sale

- 800-1500 sqft
- Daily Hours 6:00am-10:00pm
- Outdoor Patio Space



Medical Office Strata Lot for Sale

2,000 – 4,500 Sq Ft

Ideal for Medical or Professional Use

Convenient Patient Parking Available

- AI Generated Renderings

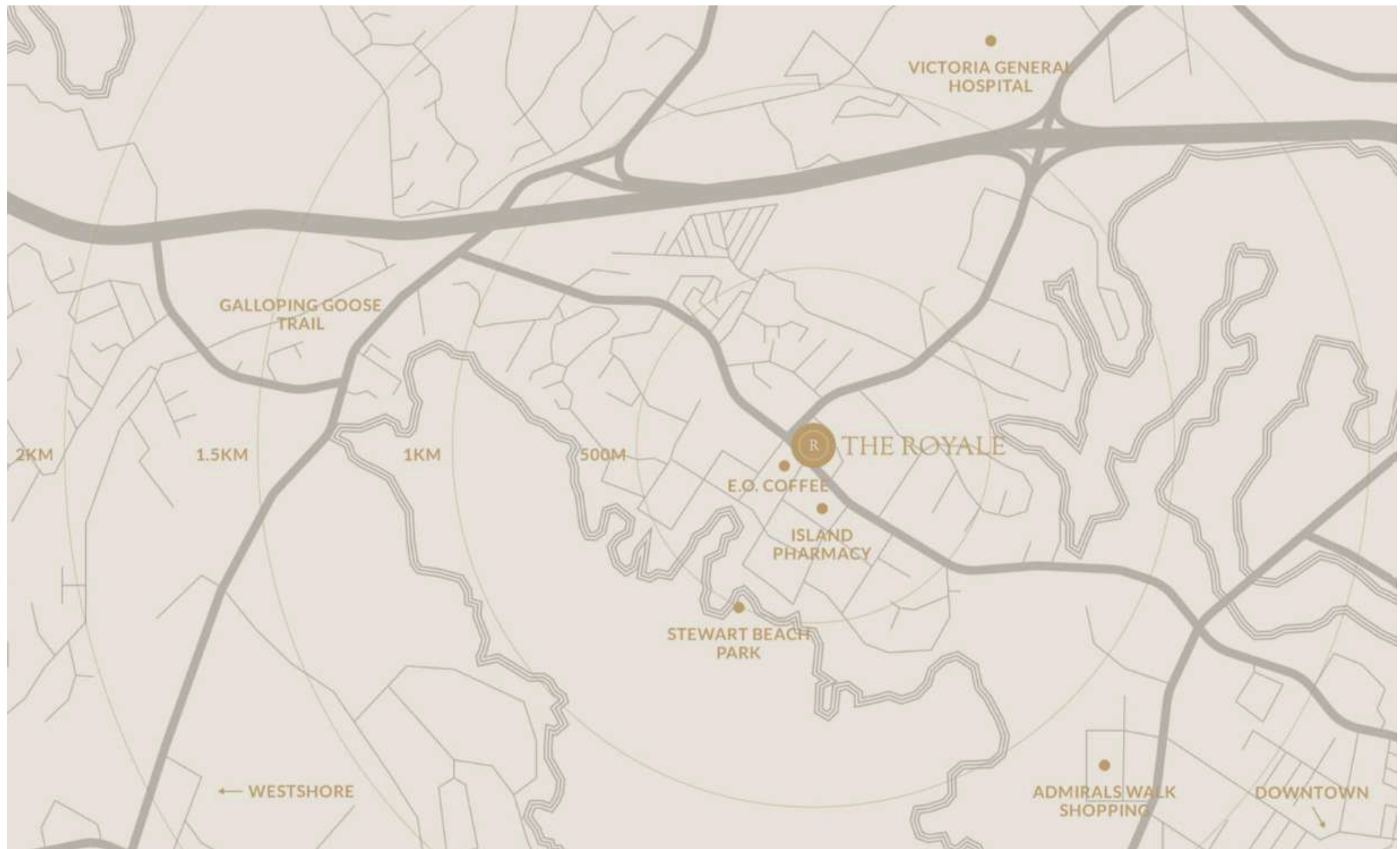




THE LOCATION

View Royal

This opportunity is located in View Royal, a desirable West Coast community within Greater Victoria. Centrally positioned between Victoria and Langford, the area offers excellent accessibility while maintaining a peaceful residential atmosphere. The property is just minutes from key amenities including Eagle Creek Village, Victoria General Hospital, and a variety of shopping and dining options. Residents also enjoy easy access to major transportation routes, including the Trans-Canada Highway and nearby bus routes, making commuting throughout Greater Victoria simple and convenient. Surrounded by natural beauty, the area is close to outdoor destinations such as Thetis Lake Regional Park, the Galloping Goose Regional Trail, and the scenic Gorge Waterway. With its central location, growing infrastructure, and strong demand for housing, View Royal continues to attract residents from across the region who appreciate its quality of life, accessibility, and natural surroundings.



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