

# FOR SUBLEASE

10,752 SF Freestanding Building



1604 Cliffe Avenue, Courtenay, BC



## Salient Details

### ADDRESS

1604 Cliffe Avenue, Courtenay, BC

### SITE AREA

1.09 acres

### LEASABLE AREA

10,752

### ASKING RENT

Contact Listing Agents

### ADDITIONAL RENT

\$10.80

### TRAFFIC COUNTS

Cliffe Avenue: 7,884 VPD  
17th Street: 12,097 VPD

### TIMING






Immediate

## Opportunity

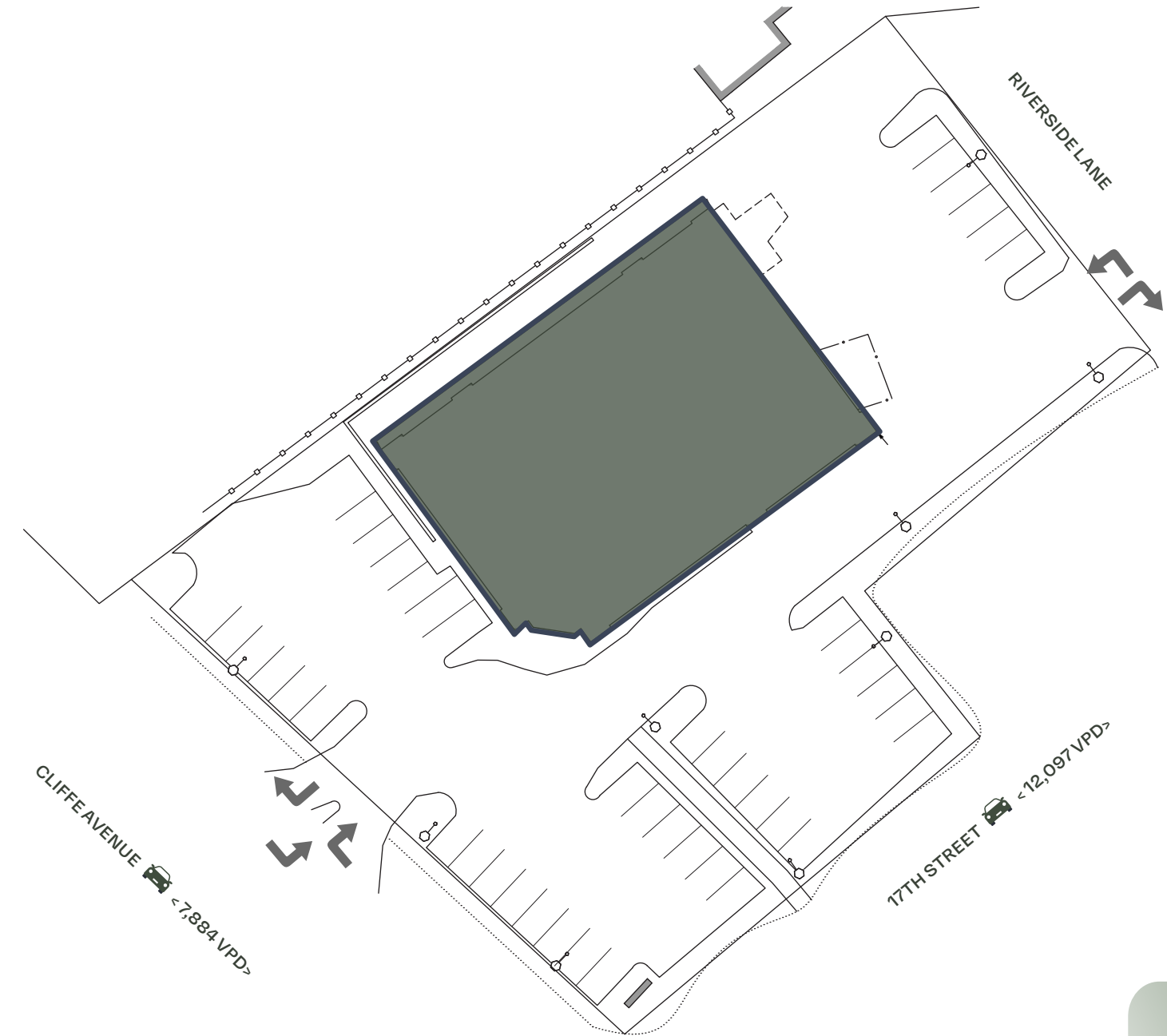
Tetra Realty Advisors Inc. has been exclusively retained to facilitate the sublease of 1604 Cliffe Avenue, Courtenay, BC. The opportunity comprises of a 10,752 SF freestanding building situated at the signalized intersection of Cliffe Avenue and 17th Street in the heart of Courtenay.



## Highlights

-  **High Profile Corner Location:** at the signalized intersection of Cliffe Avenue and 17th Street, offering excellent visibility and exposure
-  Positioned to serve both **residential and commuter traffic** and well suited for a variety of retail uses including grocery, café, daycare, fitness and more
-  **Ample On-Site Parking**
-  **Strong Population Growth:** Courtenay's population grew by 10.8% between 2016 and 2021, outpacing both provincial and national averages
-  Courtenay acts as the **commercial hub** for the **Comox Valley**, serving a combined population of over 80,000 people

## Site Plan



10,752 sf



## Courtenay, BC



**Primary Trade Area Population: 80,000+**



**Growth Outlook:** Population projected to reach 88,500+ by 2031.



**Retail & Services Hub:** Courtenay is the economic hub of the Comox Valley and northern Vancouver Island.



**Strategic Access:** Direct connectivity via Highway 19A and Inland Island Highway (Hwy 19) to Nanaimo, Campbell River, and BC



**Comox Valley Airport (YQQ):** Offers direct flights to Vancouver, Calgary, and Edmonton, supporting tourism and business travel.





Contact us for more information

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