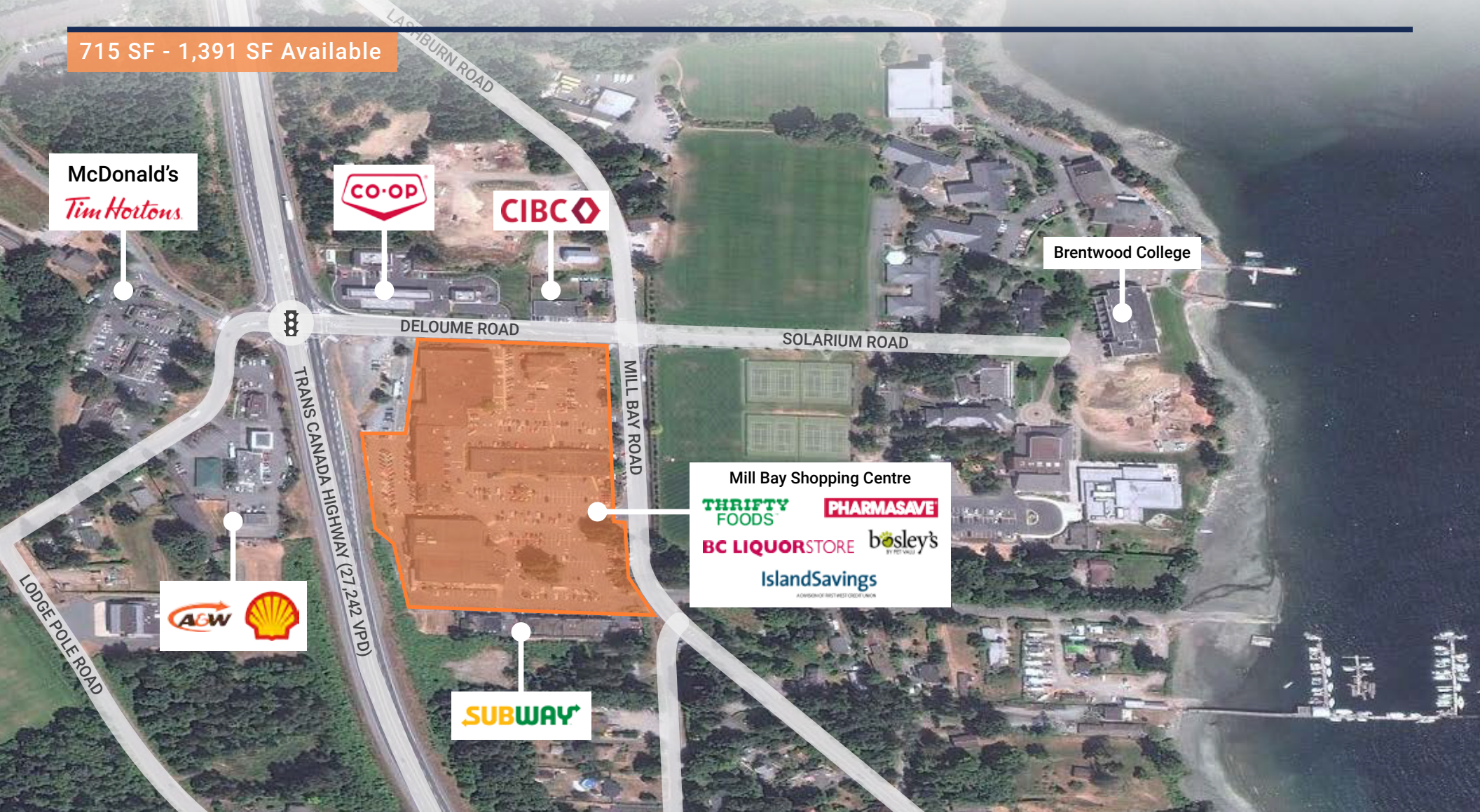


FOR LEASE

2720 Mill Bay Road, Mill Bay, B.C.

RETAIL OPPORTUNITIES AT GROCERY-ANCHORED CENTRE IN MILL BAY

715 SF - 1,391 SF Available



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OPPORTUNITY

Mill Bay is located at the north end of the Malahat and is strategically located to service the surrounding communities of Shawnagan Lake, Cobble Hill and Cowichan Bay all forming part of the Cowichan Valley. Boasting strong household incomes over \$90,000 per year, Mill Bay and the Cowichan Valley serve as a commuter hub for people working in Victoria (35 minutes) and Nanaimo (55 minutes).

SALIENT DETAILS

Address: 2720 Mill Bay Road, Mill Bay, B.C.

Availability: 1,295 SF - 1,391 SF

Traffic Counts: 27,242 VPD
(Ministry of Transportation 2012 Daily Average)

Operating Costs: \$13.28 PSF (2024 Budget)

Asking Rates: Contact Listing Agents



MILL BAY SHOPPING CENTRE



HIGHLIGHTS



Located directly across from Brentwood College School (498 students and 100 staff)



Direct exposure to Hwy 1 which boasts 18,993 vehicles per day

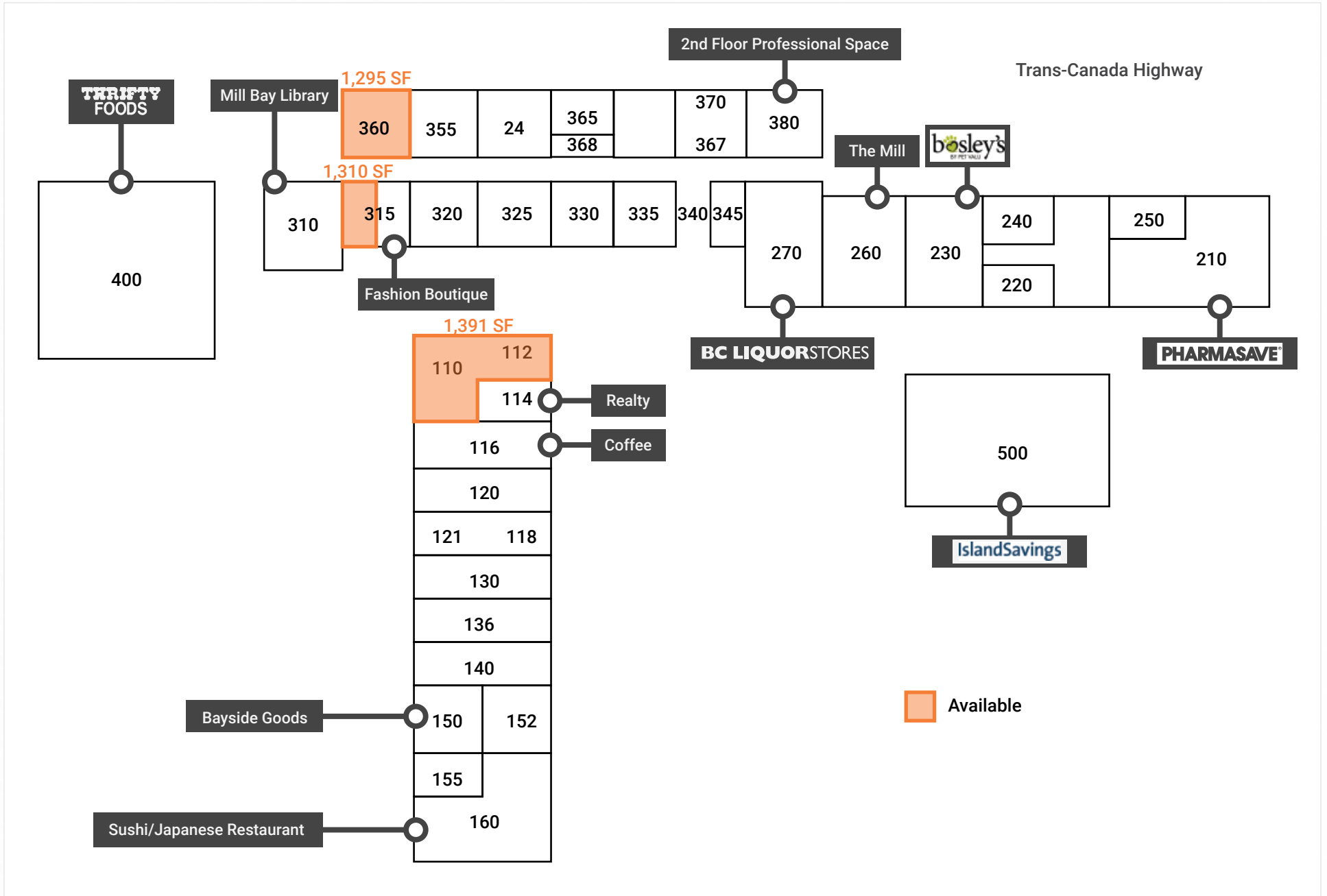


Cobble Hill, Shawnagan Lake and Mill Bay's main grocery anchored shopping center

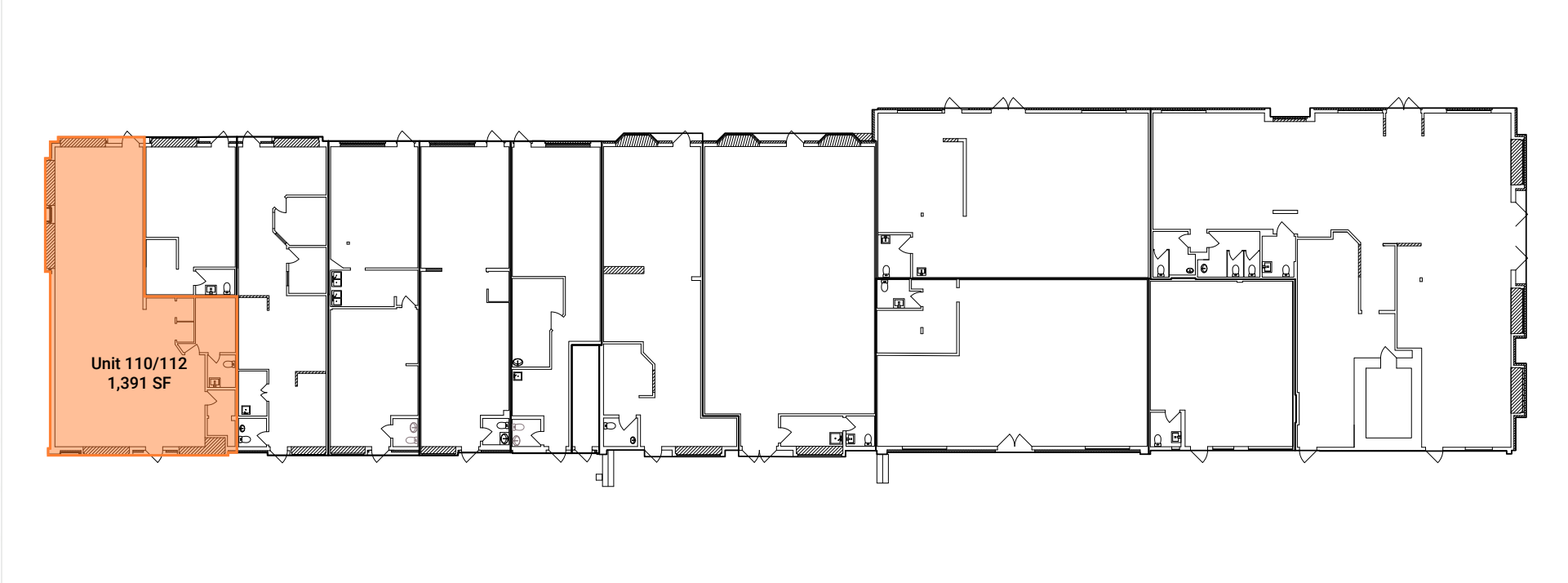


Ample surface parking available

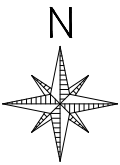
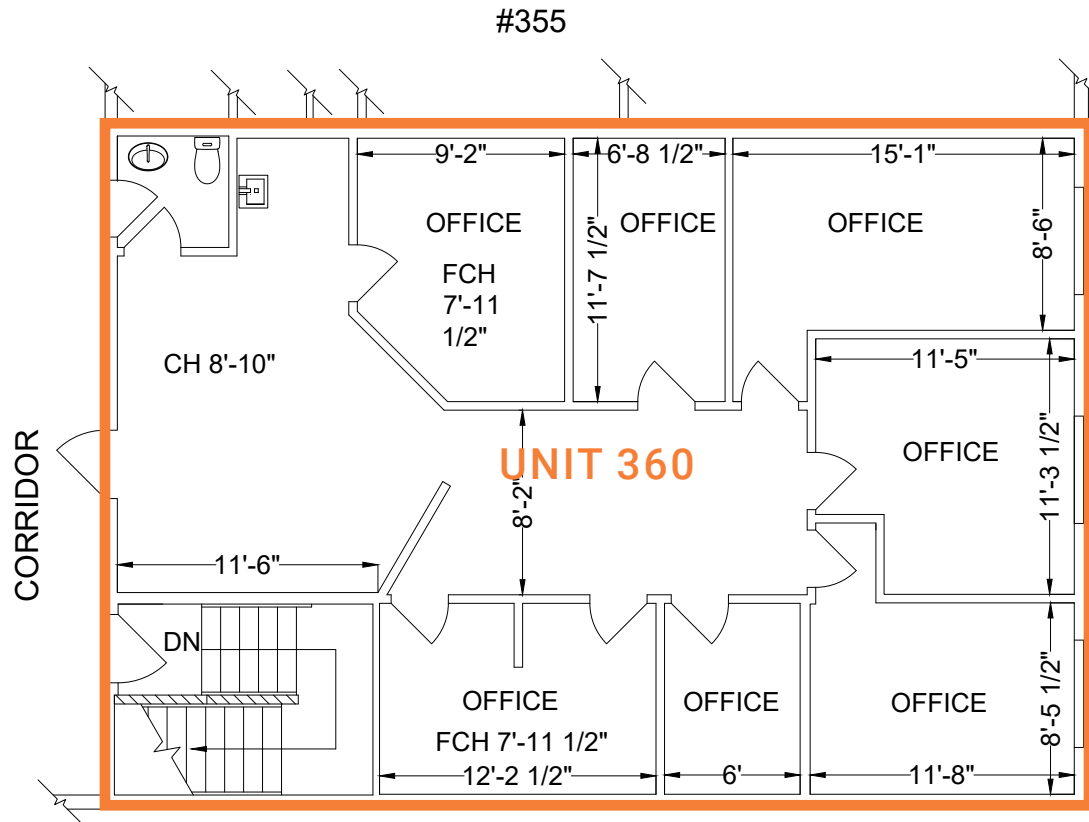
SITE PLAN



FLOOR PLAN - GROUND FLOOR RETAIL



FLOOR PLAN - 2ND LEVEL OFFICE



SECOND FLOOR



2022 Demographics	3 KM	5 KM
Population	5,750	10,668
Households	2,263	4,342
Average Household Income	\$109,905	\$106,430

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