

— FOR LEASE —

THE LIGHTHOUSE

MULTI-UNIT RETAIL OPPORTUNITY



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FOR LEASE | Starting at \$27.00 / SQFT

Lighthouse offers a prime opportunity for businesses seeking high-visibility space in one of Esquimalt's busiest corridors. This environmentally conscious, mixed-use development blends urban convenience with modern amenities, making it an ideal location for tenants looking to establish a strong presence in a thriving community.

Featuring 129 rental apartments and 8,000 sq. ft. of retail space, Lighthouse is set to become a key commercial hub. A childcare facility will anchor the development, with an additional 3,433 sq. ft. of prime retail space available for a variety of businesses to capitalize on the area's growing demand and high foot traffic.

PROPERTY HIGHLIGHTS

- Four High Exposure Retail Units
- Option To Combine All Four Units
- Open Concept Floor Plans
- Tenant Inducement Package Available

CD No. 121 Zoning | Allowable Uses

- Restaurant
- Retail Store
- Veterinary Clinic
- Business and Professional Office
- Laboratory and clinic
- Personal Service Establishment
- Public Health Clinic or facility

SALIENT FACTS

CIVIC ADDRESS:

612 Constance Ave, Esquimalt, BC

SIZE: +/- 753 - 3,433

ZONING: CD-121

PARKING: Unit Dependent

BASE RENT: Starting at \$27.00 / SQFT

ADDITIONAL RENT: \$18.27 / SQFT

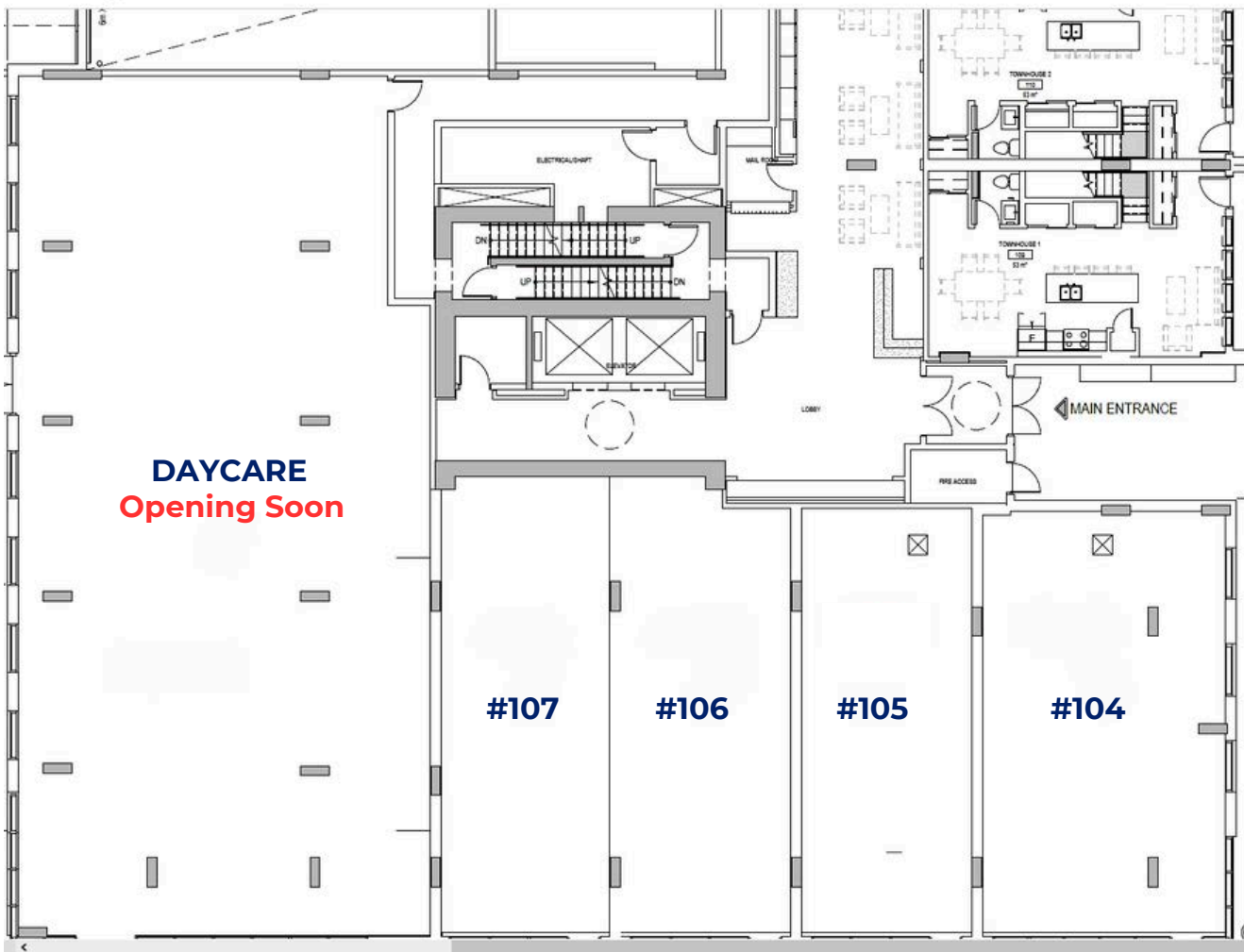
ELECTRICAL:

200-amp, 120/208 volt, 3 phase power

HVAC:

HVAC installed. Exhaust by tenant, upgrades required

FLOOR PLANS | UNIT MIX



UNIT AVAILABILITY

Unit	Total (SF)	Base Rent	Add. Rent	Monthly Rent
104	1,087	\$27.00	\$18.27	\$4,100.71
105	753	\$28.00	\$18.27	\$2,903.44
106	786	\$28.00	\$18.27	\$3,030.69
107	807	\$28.00	\$18.27	\$3,111.66
Combined	3,433			\$13,146.49

NOTE: Commercial kitchen venting/exhaust will require an ecologizer unit.

612 CONSTANCE AVE | UNIT 104





Lighthouse is strategically located off of Esquimalt Road, steps from Admirals Road, positioning it at the heart of Esquimalt's evolving commercial hub. This high-visibility location benefits from strong foot and vehicle traffic, making it an attractive option for retail businesses looking to establish or expand their presence in a growing urban area.

With easy access to both Highway 1 and downtown Victoria, less than a 10-minute drive away, businesses at Lighthouse can efficiently serve both local residents and customers from surrounding communities.

As Esquimalt continues to grow with new residential and commercial developments, Lighthouse provides an ideal opportunity for retailers to take advantage of an up-and-coming market with increasing demand for dining, shopping, and service-based businesses.

TRADE AREA & DRIVE TIME

- SAANICH CORE + 10 MINUTES
- VICTORIA CORE + 10 MINUTES
- LANGFORD + 15 MINUTES
- SIDNEY+ 35 MINUTES
- DUNCAN + 50 MINUTES
- NANAIMO + 90 MINUTES

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