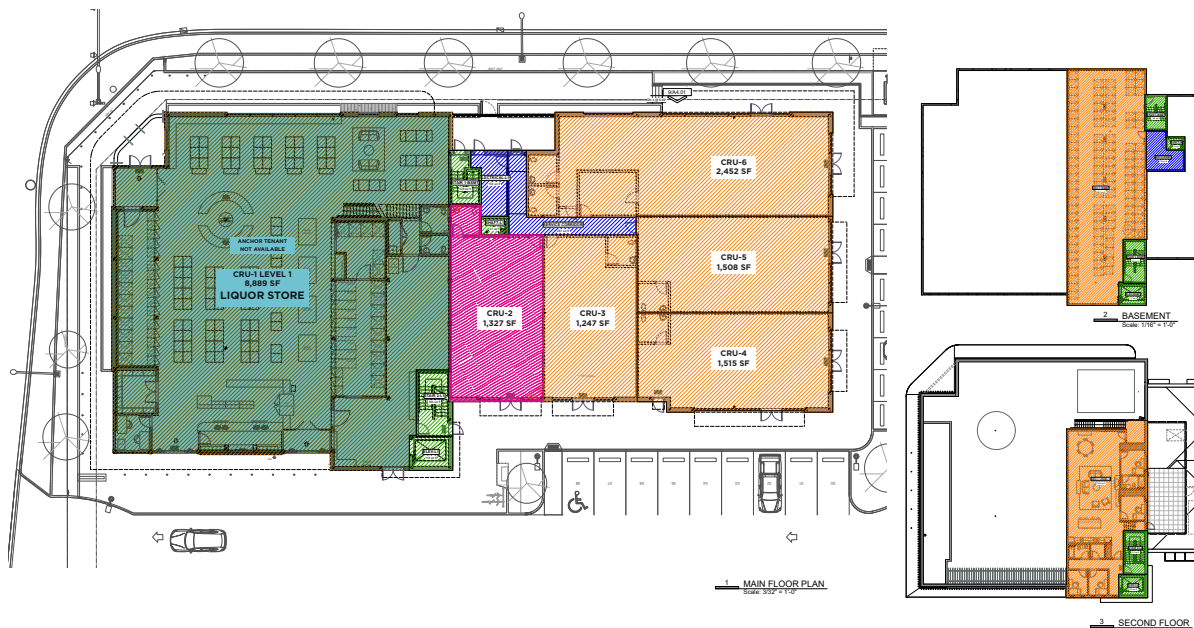


# FOR LEASE





## 700 ANDERTON ROAD, COMOX, BC

**CONSTRUCTION IS WELL UNDER WAY AND OCCUPANCY IS ANTICIPATED FOR SEPTEMBER 2025**

**LIQUOR STORE ANCHORED STRIP MALL**



### LEGEND

-  LEASED
-  LEASEABLE SPACE
-  SERVICE/PUBLIC SPACE
-  MAJOR VERTICAL PENETRATIONS

### Leasable Area (Per BOMA 2020 retail standard)

	Description	Area sq/ft	Area sq/m
Liquor Store	CRU 1 (Cellar)	3,086.6 sq/ft	286.8 sq/m
	CRU 1 (Level 1)	8,889.2 sq/ft	825.8 sq/m
	CRU 1 (Level 2)	2,191.5 sq/ft	203.6 sq/m
	CRU 1 Leasable Area	14,167.4 sq/ft	1,316.2 sq/m
CRU 2-6	CRU 2	1,326.8 sq/ft	123.3 sq/m
	CRU 3	1,246.6 sq/ft	115.8 sq/m
	CRU 4	1,515.1 sq/ft	140.8 sq/m
	CRU 5	1,508.0 sq/ft	140.1 sq/m
	CRU 6	2,452.0 sq/ft	227.8 sq/m
	CRU 2-6 Leasable Area	8,048.6 sq/ft	747.7 sq/m
Excluded Areas	Service/Public	652.0 sq/ft	60.6 sq/m
	Major Vertical Penetrations	1,272.0 sq/ft	118.2 sq/m
	Total Excluded Area	1,924.0 sq/ft	178.7 sq/m

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# FOR LEASE

## 700 ANDERTON ROAD, COMOX, BC

### OPPORTUNITY

To secure high-profile retail premises in a liquor store anchored strip plaza, at Comox's most prominent intersection. We are currently seeking quality tenants on a pre-leasing basis.

### LOCATION

The property is ideally located on the SW corner of Anderton Road, and Guthrie Road in the City of Comox. Both streets are busy arterial connectors and the intersection is the local retail shopping node. This corner is the last of the four to be developed. The adjacent properties are home to the following tenants: McDonald's with drive-thru, Tim Horton's with drive-thru, A&W with drive-thru, TD Bank, Shoppers, Subway, Fresh Slice, Chevron Gas Station with Car wash and M&M Meats.

### DEMOGRAPHICS

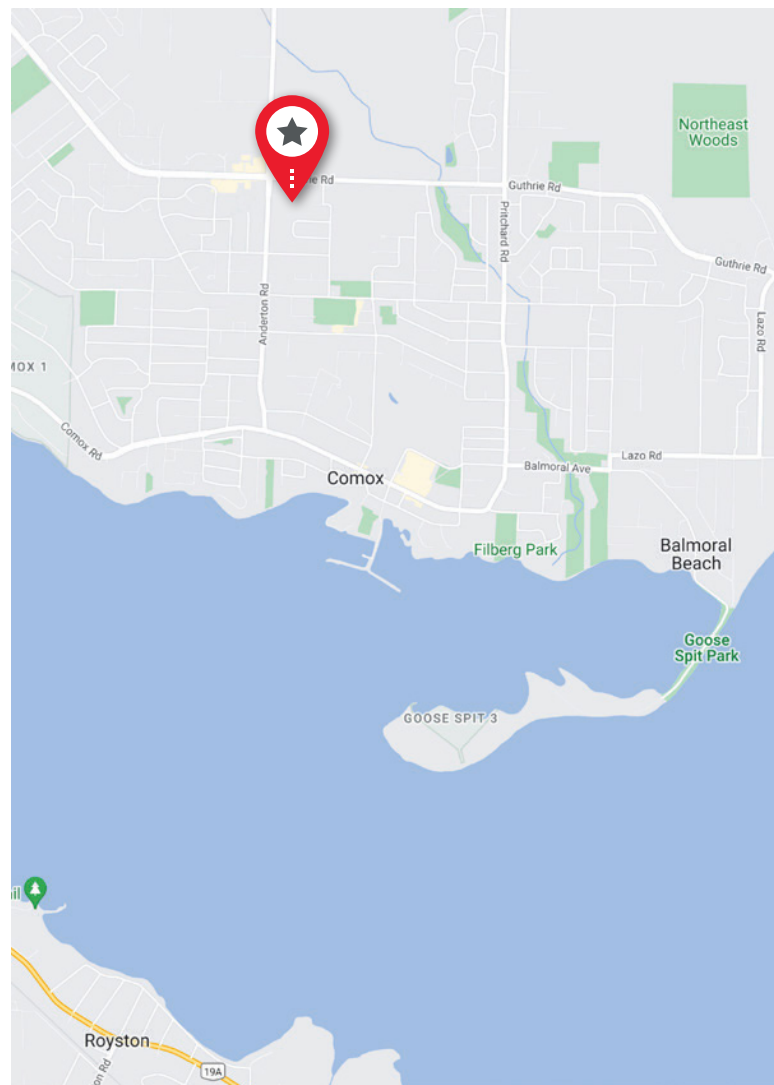
	1KM	3KM	5KM
Population	4,573	23,805	44,153
% Population Change (2025-2030)	6.4%	4.9%	6.5%
Median Age	60	64	61
Occupied Dwellings	2,023	10,167	19,309
Average Household Income	\$111,308	\$119,797	\$109,655

### LEASE TERMS

Asking Basic Rent:	\$35.00 PSF
Estimate Additional Rent:	\$13.00 PSF
Term:	Up to 10 years
Zoning:	Zoning is C3.1 Arterial Commercial
Size:	1,000 - 9,000 SF

### DESIRED USE

Desired uses include: specialty grocery, bakery, butcher, Q.S.R., financial, medical dental and service commercial uses.



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