

CUSHMAN &
WAKEFIELD

UNIT 105

739 McCALLUM RD

LANGFORD, BC

FOR LEASE | 1,130 SF RETAIL SPACE



OPPORTUNITY

Rare opportunity to lease a retail unit in a shopping centre anchored by Save On Foods and next to Tim Horton's.

PROPERTY FEATURES

- Quality design & construction by Conwest
- Concrete tilt-up construction
- High end architecturally designed building
- Extensive ground & mezzanine level glazing
- ESFR rated sprinkler system
- Access off McCallum Road and exit directly onto Millstream Road
- Single level building, venting possible



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UNIT 105

739 McCALLUM RD

LANGFORD, BC

AVAILABLE UNIT

Unit 105

SIZE/AREA

1,130 SF between Vape Street and Tim Hortons.

ASKING RATE

\$52.00

ADDITIONAL RENT (2025)

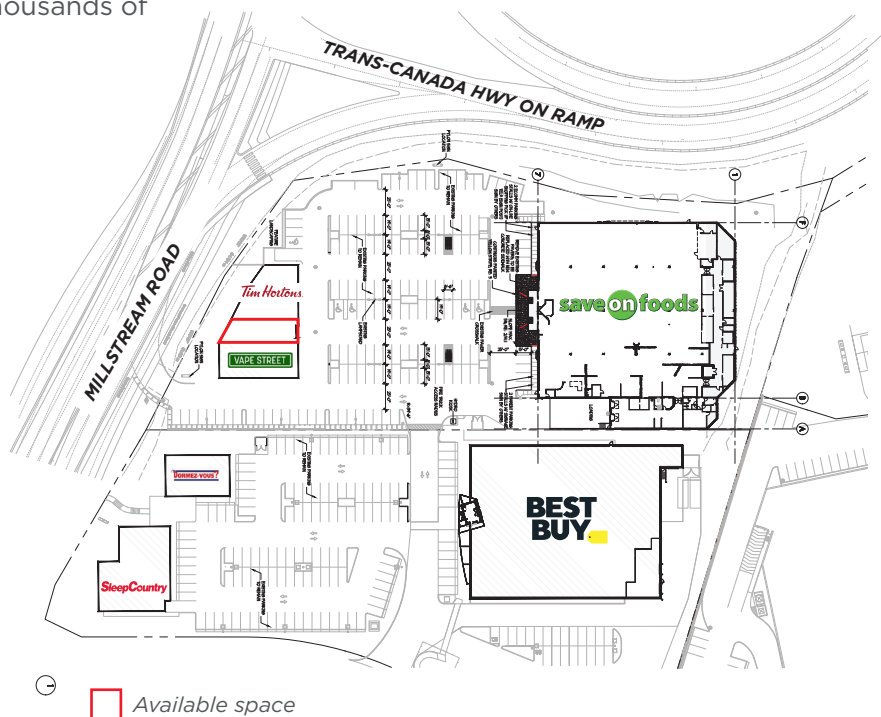
\$21.08 (2025 estimate)

AREA PROFILE

The City of Langford is the heart of the Western Communities, located within the fastest growing area in the Capital Regional District. The majority of the close to 58,320 nearby residents are young families, with a greater CRD population of 460,317 people in the region who travel often to shop at this retail hub. Several large housing projects including Westhills and Royal Bay are under construction and promise to deliver thousands of new homes over the next five years.

DEMOGRAPHICS

	1KM	3KM	5KM
Population (2021)	4,300	31,000	72,000
Population (2024)	5,350	38,500	89,600
Projected Annual Growth (2021 -2024)	7.55%	7.49%	7.56%
Median Age	36.5	38.0	40.5
Average Household Income (2024)	\$122,125	\$121,348	\$123,689



Available space

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