

FOR SALE

OVISONE

2826 JACKLIN ROAD

LANGFORD, BC



RARELY AVAILABLE CONCRETE MIXED-USE RENTAL
INVESTMENT OFFERING SCALE AND QUALITY IN LANGFORD

Executive Summary

Cushman & Wakefield ULC (“C&W”) is pleased to present the opportunity to acquire a 100% freehold interest in Ovis One, a newly constructed 10-storey concrete mixed-use rental development located at 2826 Jacklin Road in Langford, British Columbia (“Ovis One” or the “Property”).

The Property comprises 80 purpose-built rental suites positioned above 1,510 sq.ft. of ground floor retail space, delivering a rare opportunity to acquire a newly built, institutional-quality asset within one of British Columbia’s fastest-growing markets.

Situated in the heart of Langford’s City Centre Pedestrian Corridor, Ovis One occupies a high-visibility location within the Westshore’s primary growth node, surrounded by major retail, transit, and lifestyle amenities. The Property’s design reflects a focus on long-term durability, energy performance, and universal accessibility, with reinforced concrete construction and finishes that meet condominium standards.

Each suite features 9’2” ceilings, quartz countertops, Calacatta tile bathrooms, and premium millwork, supported by smart-building technology including SALTO Bluetooth access and 1VALET video intercom systems. Energy-efficient construction and CMHC-eligible design further enhance the Property’s long-term operating performance.

Ovis One represents a rarely available concrete mixed-use rental investment offering scale, quality, and durable income growth within the Greater Victoria multifamily market, supported by Langford’s robust population growth, strong rental demand, and sustained economic expansion.

Offering Summary

ADDRESS	2826 Jacklin Road, Langford, BC	ESTIMATED COMPLETION	Q4 2025
LEGAL DESCRIPTION	Lot 1 Section 5 Esquimalt District Plan EPP124923	BLENDED NOI (STABILIZED)	\$2,433,074
PID	032-013-892	PARKING	100 Stalls
ZONING	CCP – City Centre Pedestrian (Langford OCP)	TENURE	Freehold
CONSTRUCTION	Concrete	FINANCING	CMHC MLI Select - Assumable Financing Total Loan Amount: \$41,709,600 Interest Rate: TBD Term: 5 Years Amortization: 50 Years
STOREYS	10	PRICE GUIDANCE	Contact Listing Team for Details
RESIDENTIAL SUITES	80		
NET RENTABLE AREA (RESIDENTIAL)	62,763 SF		
COMMERCIAL GLA	1,510 SF (3 CRUs)		



Property Summary

Ovis One is a newly constructed, 10-storey concrete mixed-use rental development located at 2826 Jacklin Road in Langford, British Columbia. The Property delivers 80 purpose-built rental suites positioned above ground floor commercial space, offering investors a rare opportunity to acquire a newly built, institutional-quality asset in one of Greater Victoria’s most active and high-performing multifamily markets.

The residential component has been designed to meet institutional standards in both finish and functionality. Suites feature condominium-quality interiors with 9’2” ceilings, quartz countertops, Calacatta tile bathrooms, custom millwork, and durable Alpha flooring. Each home offers a modern open-concept layout and incorporates universal accessibility features, including barrier-free kitchens, roll-in showers, and integrated appliances that promote long-term livability and broad tenant appeal.

The Property’s comprehensive amenity package enhances both resident experience and investment value, including:

- >> Rooftop terrace featuring panoramic 360° views of the ocean, mountains, and city
- >> Copper-accented elevators with custom walnut millwork
- >> Secured underground parking with EV infrastructure
- >> Energy-efficient construction exceeding code by 25% in performance
- >> On-site property manager and resident services for daily support
- >> 8-Inch Thick Concrete Floor Slab greatly contributes to noise reduction between units and enhances tenant satisfaction.

Upon completion in Q4 2025, Ovis One will represent a flagship Westshore rental community, combining best-in-class design, energy-efficient operations, and enduring demand fundamentals in one of British Columbia’s most resilient and rapidly growing markets.

Construction Details

Partition Walls

4-piece drywall partitioning, offering significantly improved sound insulation and durability over standard 2-inch partition walls.

Flooring

4-inch Linoleum Vinyl Planking throughout suites, enhancing aesthetics and longevity over 2-inch planks.

Cabinetry and Trim

Rather than using MDF, suite cabinetry and trims are built using plywood boxing and pine jointed baseboards to provide more durability and suitability for long-term hold.



Institutional-Grade Design & Construction

10-storey concrete structure built to exceptional standards with CMHC-eligible energy efficiency and accessibility compliance.

Luxury Finishes & Accessible Layouts

Condominium-quality interiors with 9’2” ceilings, quartz counters, high-end cabinetry, and barrier-free bathrooms and kitchens.

Sustainable, Energy Efficient Systems

Heat pumps, recycled insulation, airtight envelope, and comprehensive recycling program exceeding provincial benchmarks.

Smart Building Technology

Fully integrated SALTO Bluetooth entry and 1VALET intercom system providing access control, guest management, and security automation.

Premium Tenant Amenities

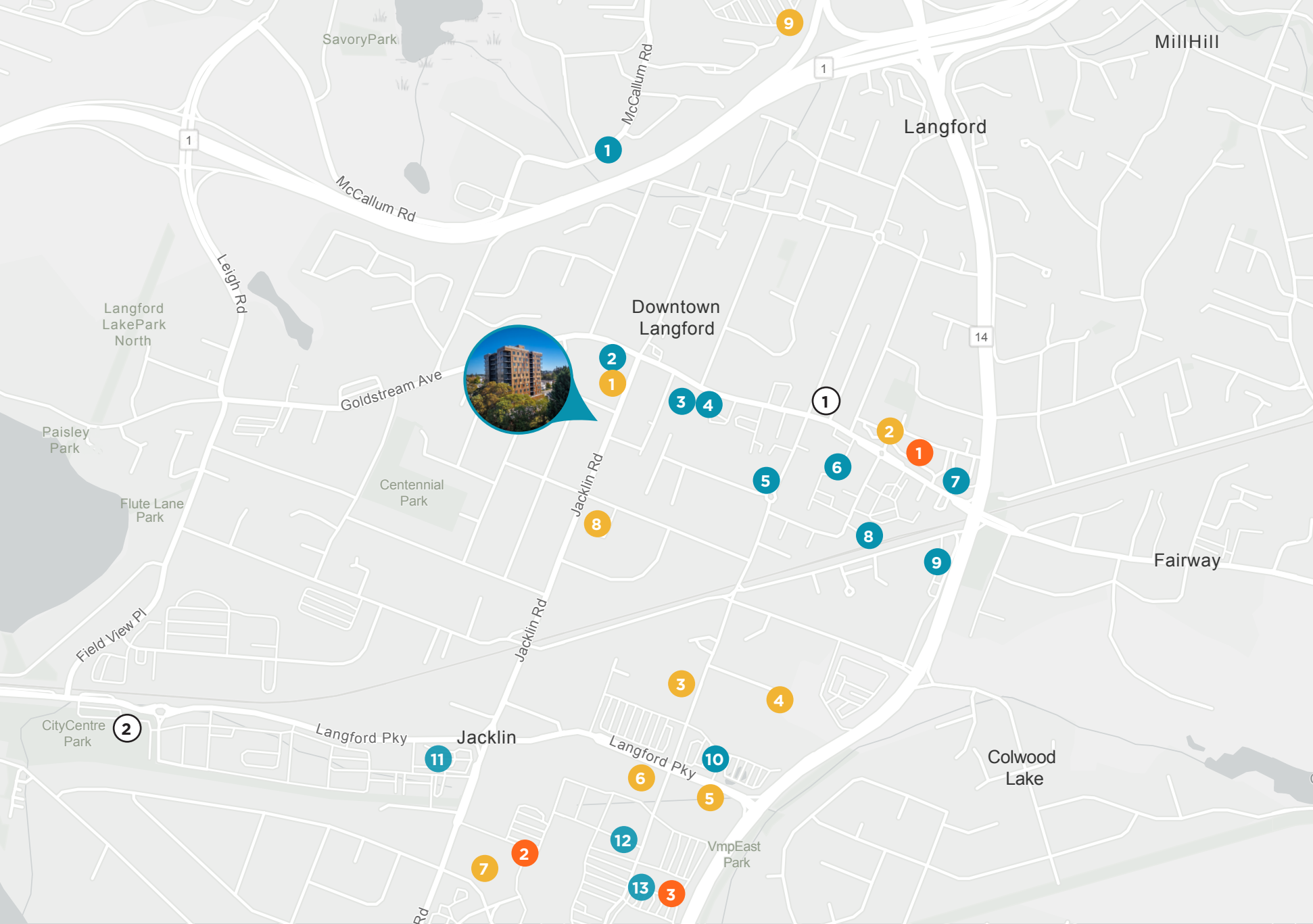
Rooftop terrace, custom elevators, EV-ready parking, and professional on-site management offering valet-style resident services.

Retail Component Adds Diversification

1,510 SF of high-exposure ground-floor commercial space supports stable ancillary income and daily convenience for residents.

Positioned for Long-Term Value

A new benchmark for mixed-use development in Langford, offering exposure to one of BC’s top-performing rental and population growth markets.



Location Overview

Located in the heart of Langford's City Centre, Ovis One offers investors a highly strategic position within one of British Columbia's fastest growing communities. The Property is just 14 kilometres west of downtown Victoria and benefits from immediate access to the Trans-Canada Highway, providing excellent regional connectivity across the Capital Regional District.

Ovis One is only a short 5-minute drive from Langford's key amenities, including Westshore Town Centre, Belmont Market, and Millstream Village. The new Royal Roads University – John Horgan Campus Langford is also just 5 minutes away, creating a strong and consistent demand driver from students, faculty, and staff. Everyday conveniences such as Walmart, Costco, Canadian Tire, and Fairway Market are all nearby, along with numerous restaurants, cafés, and local retailers.

Outdoor amenities further enhance Langford's lifestyle appeal. Langford Lake, Goldstream Provincial Park, and Bear Mountain Golf Resort are all within a 5-minute drive, offering easy access to the natural beauty and recreation that define the Westshore region.

With steady population growth, continuous infrastructure investment, and limited new rental inventory, Langford has become one of Vancouver Island's most dynamic rental housing markets. Ovis One is ideally positioned to capture this momentum and provide stable, long-term returns in a thriving community.

Nearby Amenities

DINING

- 1 Mr. Mikes Steakhouse
- 2 Sabhai Thai
- 3 Tim Hortons
- 4 Island Poke
- 5 Rhino Coffee House
- 6 Browns Socialhouse
- 7 Bin 4 Burger Lounge
- 8 The Emporia
- 9 Floyd's Diner
- 10 McDonald's
- 11 Whitespot
- 12 Big Wheel Burger
- 13 Original Joes

HOME & GROCERY

- 1 Medicine Shoppe Pharmacy
- 2 Fairway Market Goldstream
- 3 Walmart Supercentre
- 4 RONA+
- 5 Real Canadian Superstore
- 6 Canadian Tire
- 7 FreshCo
- 8 Bear Mountain Market
- 9 Costco

SHOPPING

- 1 Langford Centre
- 2 Westshore Town Centre
- 3 Sport Chek

OTHER

- 1 Royal Road's University – John Horgan Campus
- 2 Starlight Stadium

Market Overview

Langford and the Greater Victoria CMA continue to demonstrate exceptional rental market performance, supported by sustained population growth, a resilient local economy, and limited new supply.

The region currently reports a vacancy rate below 1 percent (CMHC 2024) and annual rent growth in the range of 8 to 10 percent. Population growth has averaged more than 5 percent per year, while median household incomes now exceed \$105,000. These fundamentals underscore the strength and depth of tenant demand across the Westshore market.

High in-migration, rising ownership costs, and limited rental inventory have created a durable environment for premium purpose-built housing. Ovis One's location, design quality, and accessibility within Langford's City Centre position it to achieve strong occupancy, resilient rental performance, and long-term yield growth.



Demographics

	1 KM	3KM	5KM
POPULATION	13,091	56,249	86,485
PROJECTED POPULATION GROWTH (5 Years)	15.90%	15.80%	15.20%
AVERAGE HOUSEHOLD INCOME	\$100,715	\$121,257	\$129,530
MEDIAN AGE	36.1	38.4	39



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