

**Gateway Station Retail Space**

Unit 101 - 739 McCallum Road, Victoria BC

**Superbly Located – 1,129 sf in Premium Power Center**

**Opportunity:** Offering prime exposure and surrounded by the City's pre-eminent power center tenants, this unit is favorably positioned beside successful Tim Horton's and EB Games outlets and ready for immediate occupancy.

**Location:** Gateway Station is on the southwest corner of the intersection of Millstream Road and McCallum Road, immediately adjacent to the Island Highway (#1).

**Description:** Ground floor retail unit in attractive three tenant building

**Asking Price:** \$30.00 per sf (triple net)

**For information, please call:**

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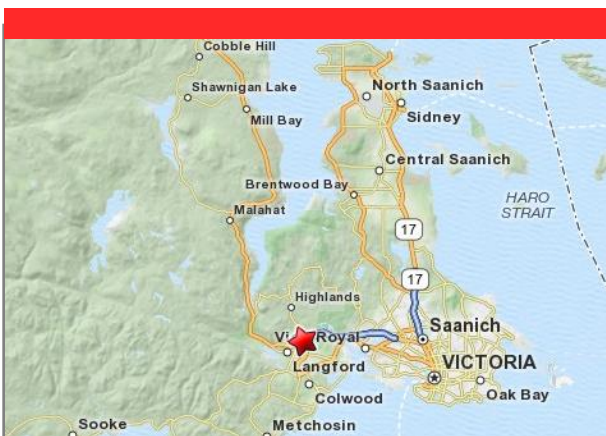
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**The Location:**

Located less than 20 minutes from downtown Victoria, the City of Langford is one of five contiguous municipalities that comprise the “West Shore”, an area that has experienced accelerated growth over the past decade. According to the 2006 census, the West Shore population was 61,449 while Langford alone is now estimated to have grown to 25,000 residents and anticipated to double again over the next 20 years.

Gateway Station is at the center of Langford’s “big box” commercial district, strategically positioned adjacent to the Island Highway (#1) and Millstream Road interchange. This location first rose to prominence with the arrival of Victoria’s only Costco outlet 10 years ago, followed in due course by Home Depot, Staples, Gateway Station and eventually the 264,000 square foot Millstream Village, making the area the leading power centre serving the 350,000+ residents in the entire Greater Victoria metropolitan area.

This is a strong year round destination for both every day shopping and home improvements. It also serves all northbound motorists leaving Victoria as well as “up Island” residents traveling to Victoria from the Cowichan Valley and beyond.

**Zoning**

Business Park 1 (BP1 – Millstream Road West) Zone. Permitted uses include restaurants, offices, financial institutions, medical clinics, post office, computer sales and service, public assembly and entertainment.

**The Site:**

The Gateway Station lands comprise roughly 6.4 acres and were developed in two phases in 2002 and 2003. Rectangular in shape and sloping up slightly from Millstream Road to the west along McCallum Road, the property enjoys outstanding exposure along both roads and from the Island Highway. Its functional layout is complemented by attractive landscaping to enhance the site’s appeal.

Access to the site is from McCallum Road, with two dedicated left turn lanes providing an easy route from Millstream. Egress is either back onto McCallum Road or direct to Millstream via the driveway next to the subject premises. A ramp taking northbound traffic to the Island Highway runs along the south side of the property.

There are five buildings on site with generous parking serving a total of eight tenants. The site’s largest anchor tenants, Future Shop, Home Outfitters and Sleep Country, each enjoy their own structures while the other tenants (including Starbucks, The Mortgage Centre, Tim Horton’s and EB Games) operate within the two smaller multi-tenant facilities. The subject premises adjoin Tim Horton’s and EB Games in the building nearest to Millstream Road.



#### The Retail Space:

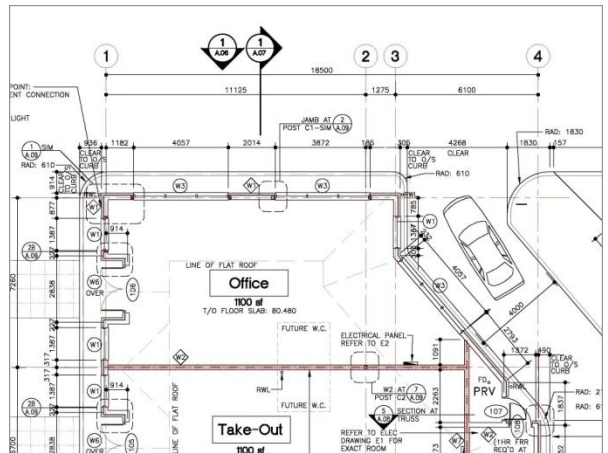
The premises are well suited for a wide variety of local retail and commercial services, including restaurants, financial services offices (travel, insurance, investment), medical services and computer sales and service.

This 1,129 square foot unit is currently configured for restaurant use, with an open sales and food preparation area, two accessible washrooms and a back storage and work room. The sales area is attractively finished and bright, enjoying abundant glazing with blinds in place. Most of the store is 24 feet wide while the unit's total depth is just over 50 feet. The ceiling height (to the existing T-bar ceiling) is close to 10 feet.



There are a number of other value added features. The unit has a 200-amp electrical service and a fully operational five ton Lennox HVAC unit. The food preparation area comes with a hood and venting in place while the back storage area includes double stainless steel sinks. Excellent signage, with panels already in place, is obtainable above the entrance doors, along the side elevation and on the pylon sign facing Millstream Road.

Property taxes and operating costs for 2011 are estimated to be approximately \$11.25 per square foot, excluding hydro (which is separately metered) and garbage removal.



<b><u>Rentable Area:</u></b>	1,129 square feet
<b><u>Asking Rent:</u></b>	\$30.00 psf (net) per annum
<b><u>2011 Taxes:</u></b>	\$4.73 psf per annum (budgeted)
<b><u>2011 Operating Costs:</u></b>	\$6.52 psf per annum (budgeted)
<b><u>Term:</u></b>	10 years (or more)



**For more information, please contact:**

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