



 **JLL** SEE A BRIGHTER WAY

For Lease

Washington Park Shopping Centre

789 - 795 Ryan Road, Courtenay, BC

Marketed for:

ChoiceProperties

For Lease

Salient Details

Civic Address 789 - 795 Ryan Road
Courtenay, BC

Parking 240 parking stalls
7.2 stalls per 1,000 SF

Zoning C-1A*

Availability Unit 7: 802 SF

Gross Leasable Area 134,912 SF

Asking Rate Contact Listing Agent

Additional Rent (Est. 2025) CAM: \$8.92 PSF
Tax: \$7.94 PSF
Total: \$16.86 PSF

*Tenant is responsible for verifying permissible uses as per zoning.

Opportunity

High-traffic availability along the main intersection of Highway 19A and Ryan Road, Washington Park Shopping Centre is strategically positioned to offer retailers exceptional exposure to Courtenay's major commercial artery connecting Comox Valley to the downtown core in the heart of the rapidly growing Comox Valley Regional District.

Location

The property is within easy driving distance of Campbell River (50 km), Nanaimo (108 km) and Victoria (220 km). It is within a 10 minute drive from the Comox Valley Airport and the Little River Terminal, which services the BC Ferries Comox-Powell River route.

Property Highlights



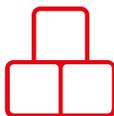
Centrally located within the City of Courtenay, the urban, commercial core of the Comox Valley.



Grocery-anchored retail development with 240 surface parking stalls and highway exposure.



Retailers will benefit from exceptional, repeat customer drawing power of Real Canadian Superstore and other national tenants.



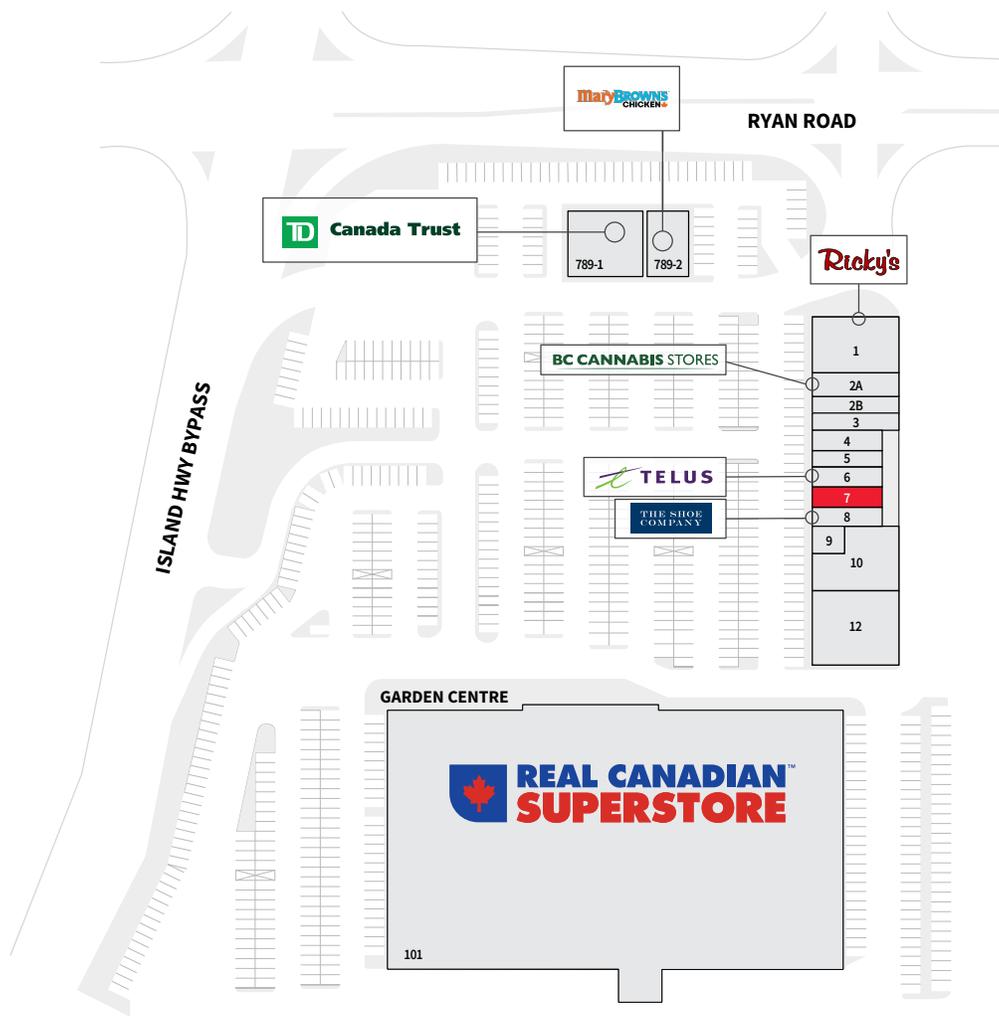
Small format traditional CRU opportunities with storefront parking available for immediate possession.



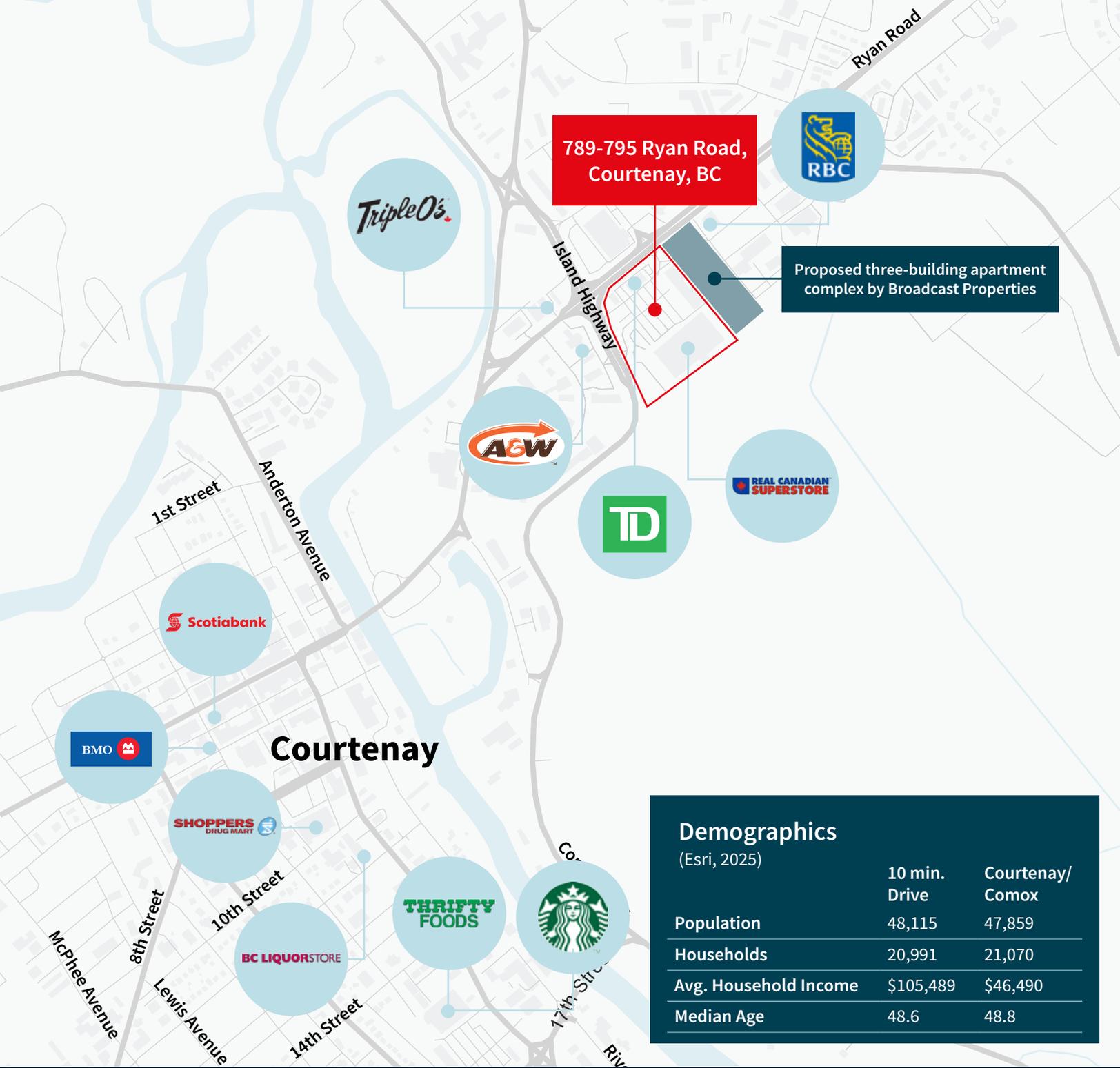
Strategically positioned to service the entire Comox Valley Regional District.



Site Plan



Tenant	Size	Tenant	Size	Tenant	Size
1 - Ricky's Fatburger	4,000 SF	6 - Telus	921 SF	101 - Real Canadian Superstore	102,024 SF
2A - BC Cannabis Store	2,346 SF	7 - For Lease	802 SF	PD101 - Gas Bar	1 SF
2B - Noodlebox	1,669 SF	8 - Uniglobe Travel	1,126 SF	789-1 - TD	5,682 SF
3 - OPA! of Greece	1,617 SF	9 - TYTY Nails	595 SF	789-2 - Mary Brown's Chicken	2,549 SF
4 - Fabutan/Hush Lash Studio	988 SF	10 - The Shoe Company	3,897 SF		
5 - Island Pizza	987 SF	12 - Woofy's Discount Pet Foods	5,750 SF		



**789-795 Ryan Road,
Courtenay, BC**

**Proposed three-building apartment
complex by Broadcast Properties**

Demographics (Esri, 2025)		
	10 min. Drive	Courtenay/ Comox
Population	48,115	47,859
Households	20,991	21,070
Avg. Household Income	\$105,489	\$46,490
Median Age	48.6	48.8

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Marketed by:



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