 **JLL** SEE A BRIGHTER WAY

# For Lease

**Washington Park Shopping Centre**  
**789 - 795 Ryan Road, Courtenay, BC**

Marketed for:

**ChoiceProperties**

# For Lease

## Salient Details

<b>Civic Address</b>	789 - 795 Ryan Road Courtenay, BC
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<b>Parking</b>	240 parking stalls 7.2 stalls per 1,000 SF
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<b>Zoning</b>	C-1A*
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<b>Availability</b>	Unit 7: 802 SF
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<b>Possession</b>	Immediate
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<b>Gross Leasable Area</b>	134,912 SF
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<b>Asking Rate</b>	Contact Listing Agent
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<b>Additional Rent (Est. 2025)</b>	CAM: \$8.92 PSF Tax: \$7.94 PSF Total: \$16.86 PSF
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\*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



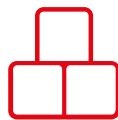
Centrally located within the City of Courtenay, the urban, commercial core of the Comox Valley.



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.

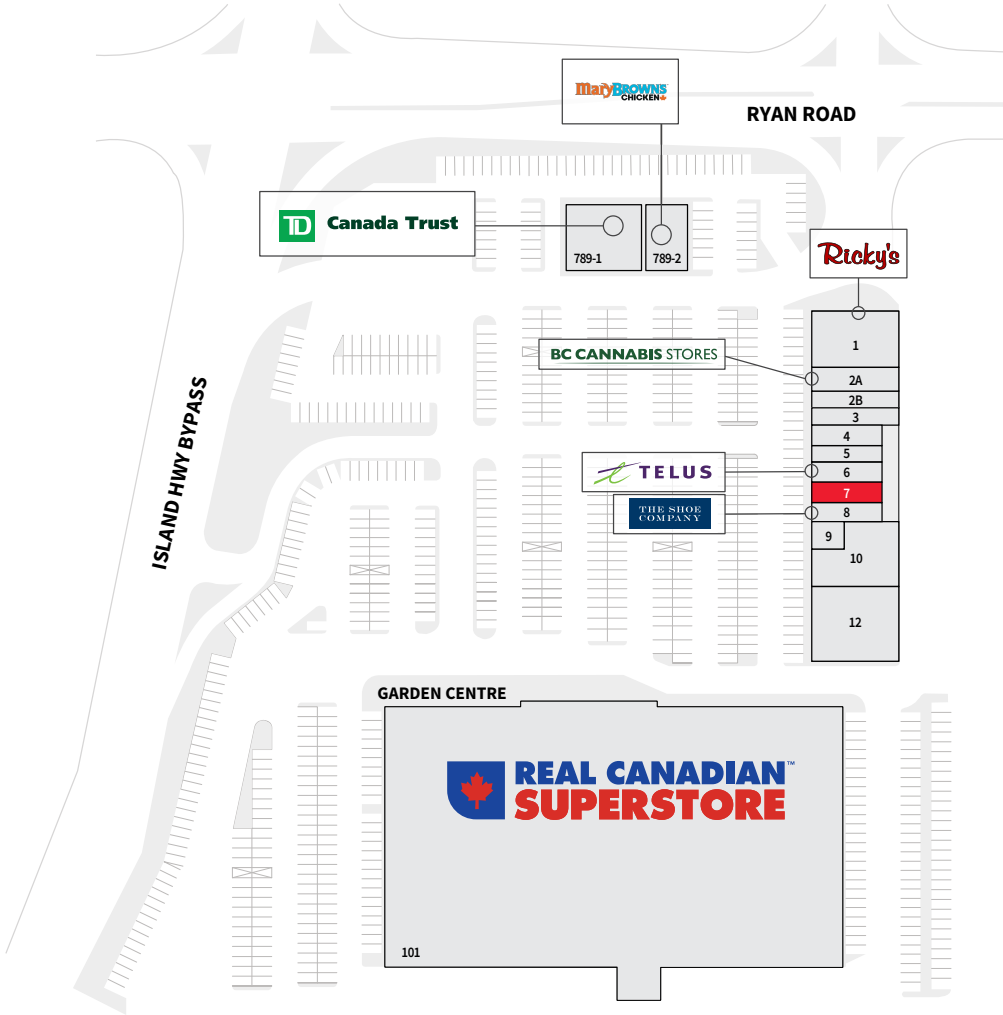


Strategically positioned to service the entire Comox Valley Regional District.

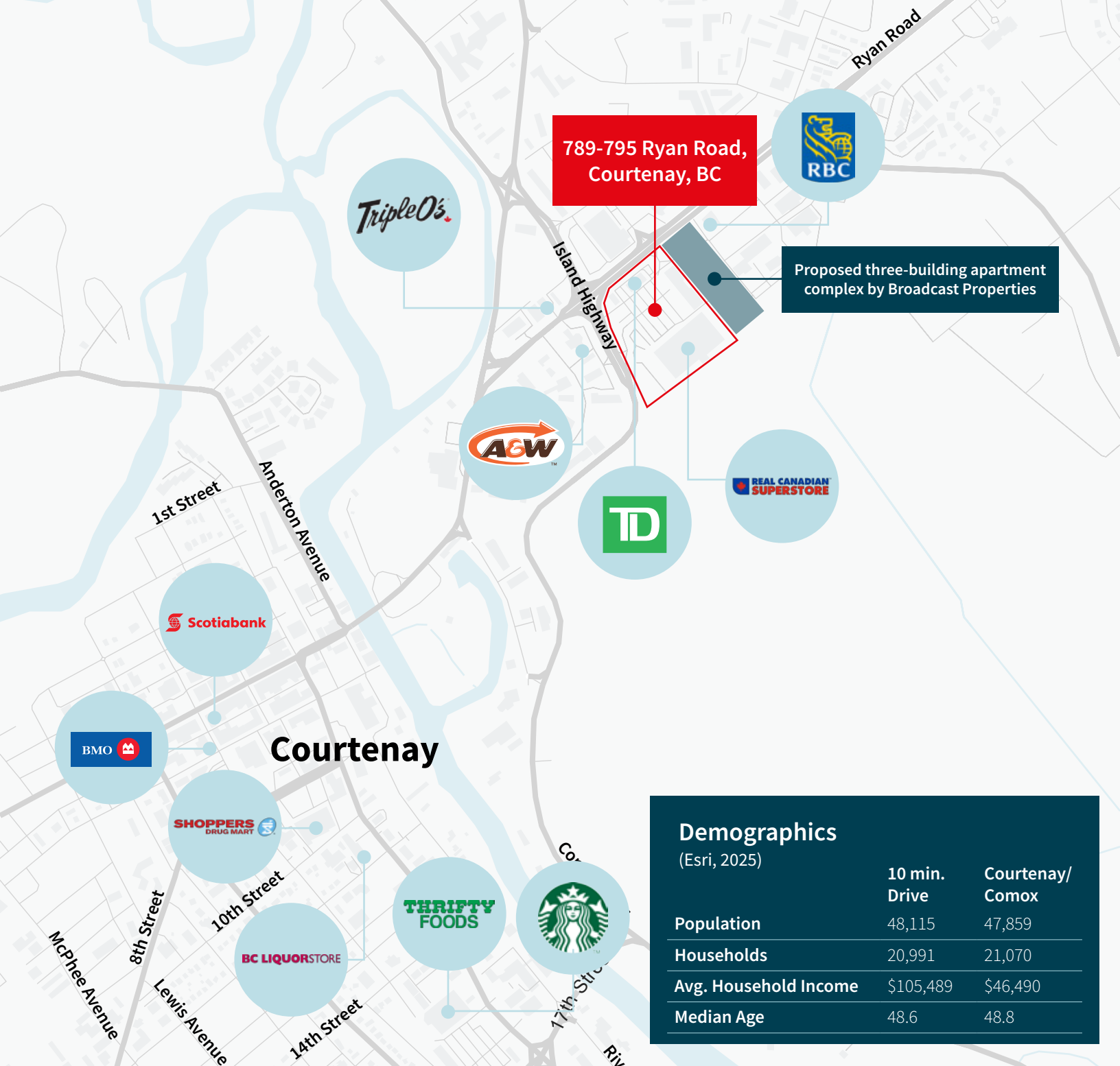




# Site Plan



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	<b>7 - For Lease</b>	<b>802 SF</b>	PD101 - Gas Bar	1 SF
2B - Noodlebox	1,669 SF	8 - Uniglobe Travel	1,126 SF	789-1 - TD	5,682 SF
3 - OPAI 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		



## 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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