



JBW
COMMERCIAL

FOR LEASE

HIGH EXPOSURE RETAIL UNITS AT LIGHTHOUSE

612 CONSTANCE AVE, ESQUIMALT

Connor Braid

Personal Real Estate Corporation
250-410-1991
connor@jbwcommercial.com

Harry Jones

Personal Real Estate Corporation
250-410-1991
harry@jbwcommercial.com

THE OFFERING | MULTIPLE UNITS FOR LEASE



FOR LEASE | Starting at \$32.00 / SQFT

Lighthouse offers a prime opportunity for businesses seeking high-visibility space in one of Esquimalt's busiest corridors. This environmentally conscious, mixed-use development blends urban convenience with modern amenities, making it an ideal location for tenants looking to establish a strong presence in a thriving community.

Featuring 129 rental apartments and 8,000 sq. ft. of retail space, Lighthouse is set to become a key commercial hub. A childcare facility will anchor the development, with an additional 3,433 sq. ft. of prime retail space available for a variety of businesses to capitalize on the area's growing demand and high foot traffic.

CD No. 121 Zoning | Allowable Uses

- Restaurant
- Retail Store
- Veterinary Clinic
- Business and Professional Office
- Laboratory and clinic
- Personal Service Establishment
- Public Health Clinic or facility

- *High Exposure Retail Units*
- *Option To Combine All 4 Units*
- *Open Concept Floor Plans*
- *Tenant Inducement Package*

SALIENT FACTS

CIVIC ADDRESS:

612 Constance Ave, Esquimalt, BC

SIZE: +/- 753 - 3,433

ZONING: CD-121

PARKING: Unit Dependent

BASE RENT: Starting at \$32.00/SQFT

ADDITIONAL RENT: \$15.00/SQFT

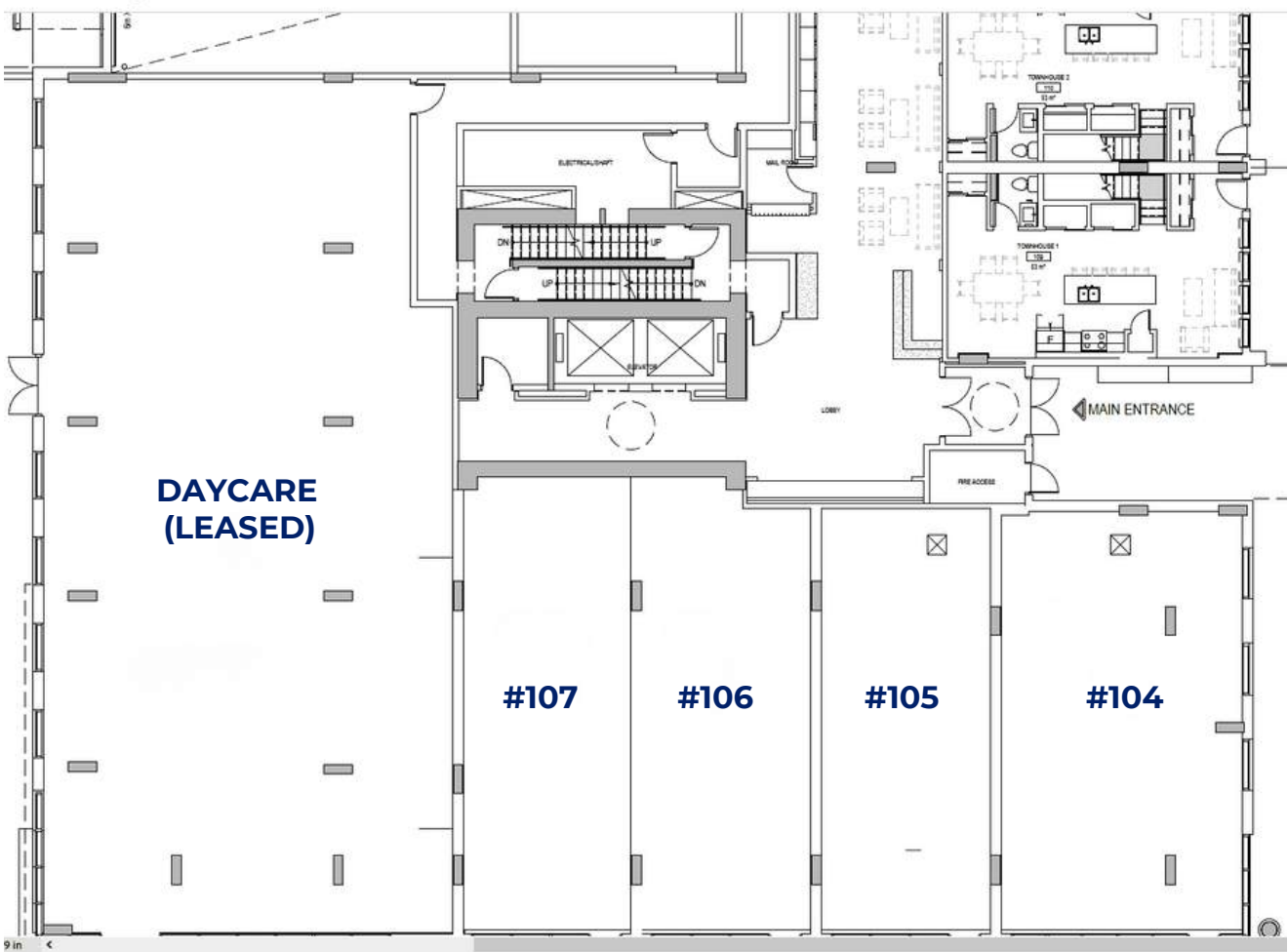
ELECTRICAL:

200-amp, 120/208 volt, 3 phase power

HVAC:

HVAC installed. Exhaust by tenant, upgrades required

FLOOR PLANS | UNIT MIX



UNIT AVAILABILITY				
Unit	Total (SF)	BASE RENT	ADD. RENT	MONTHLY RENT
104	1,087	\$32.00	\$15.00	\$4,257.42
105	753	\$33.00	\$15.00	\$3,012.00
106	786	\$33.00	\$15.00	\$3,144.00
107	807	\$33.00	\$15.00	\$3,228.00
Combined	3,433			\$13,641.42

NOTE: Commercial kitchen venting/exhaust will require an ecologizer unit.

612 CONSTANCE AVE | ESQUIMALT



Lighthouse is strategically located off of Esquimalt Road, steps from Admirals Road, positioning it at the heart of Esquimalt's evolving commercial hub. This high-visibility location benefits from strong foot and vehicle traffic, making it an attractive option for retail businesses looking to establish or expand their presence in a growing urban area.

With easy access to both Highway 1 and downtown Victoria, less than a 10-minute drive away, businesses at Lighthouse can efficiently serve both local residents and customers from surrounding communities.

As Esquimalt continues to grow with new residential and commercial developments, Lighthouse provides an ideal opportunity for retailers to take advantage of an up-and-coming market with increasing demand for dining, shopping, and service-based businesses.

TRADE AREA & DRIVE TIME

SAANICH CORE + 10 MINUTES

VICTORIA CORE + 10 MINUTES

LANGFORD + 15 MINUTES

SIDNEY+ 35 MINUTES

DUNCAN + 50 MINUTES

NANAIMO + 90 MINUTES

JBW Commercial Inc. has prepared this document / brochure / email for the sole purpose of advertising & providing general information. JBW Commercial Inc. and its listing clients do not provide any guarantees or warranties, expressed or implied, regarding the information, including but not limited to, warranties of content, accuracy, completeness, and reliability. They do not accept or assume any responsibility or liability, consequential or direct, for the recipient's reliance upon the information. Any recipient / interested party should undertake their own appropriate independent investigations and due diligence as to the accuracy of the information they deem important. All information provided is subject to errors, omissions, changes, including price, or may be withdrawn without notice. Sizes are approximate and based on architectural drawings, professional or owner's provided information. JBW Commercial Inc. and its listing clients explicitly disclaim all inferred or implied terms, conditions, and warranties arising from this document and exclude any liability for loss and/or damages resulting therefrom. This publication is the copyrighted property of JBW Commercial Inc. and its listing client. © 2025. All rights reserved. E.&O.E. This communication is not intended to cause or induce breach of an existing agency agreement and or relationship. JBW Commercial Inc. #102-517 Gore Street, Esquimalt, BC.

For more information contact:

Connor Braid

Personal Real Estate Corporation
250-410-1991
connor@jbwcommercial.com

Harry Jones

Personal Real Estate Corporation
250-410-1991
harry@jbwcommercial.com

JBW
COMMERCIAL

102 - 517 Gore Street
Victoria, BC
V9A 5E5