



87 DARNELL RD

Lake Cowichan, BC

RETAIL / OFFICE SPACE
FOR SUBLEASE



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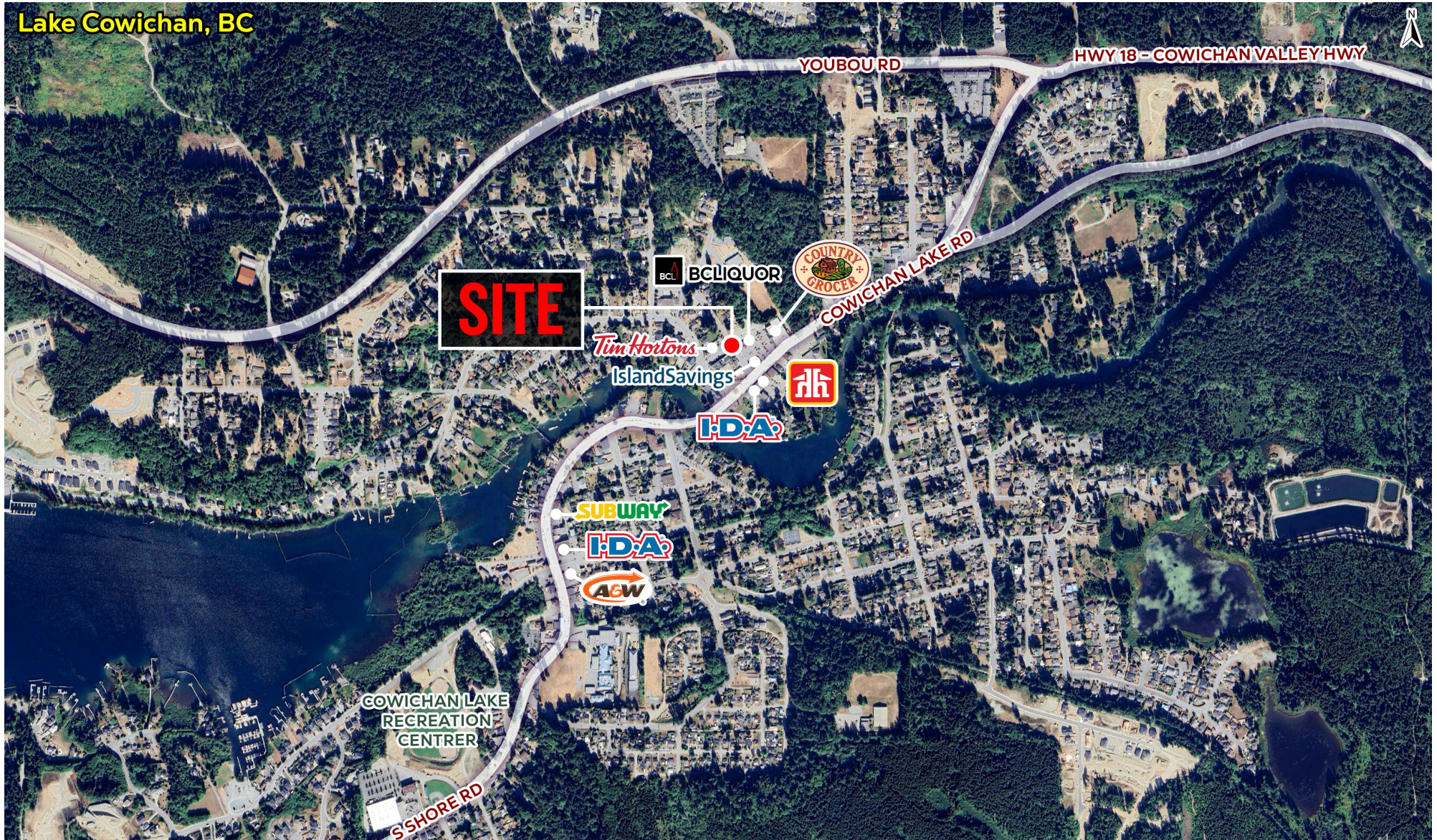
PROJECT SUMMARY

840 square foot retail unit available for sublease in the heart of Lake Cowichan. Nestled within a bustling complex anchored by a Country Grocery, BC Liquor Store and Island Savings, this unit benefits from high visibility and foot traffic. Its central location & storefront parking makes it easily accessible to the community and visitors alike. The unit is equipped with nicely appointed improvements tailored for professional services and offices, making it move in ready.



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AERIAL MAP



DETAILS

✦ Size: 840 SF

✦ Additional Rent: \$6.50 PSF (2023 est.)

✦ Base Rent:

✦ Nov 2023- Oct 2024: \$20.00 PSF

✦ Nov 2024- Oct 2025: \$21.00 PSF

✦ Fixtured for professional office

✦ Central location with strong co-tenants: BC Liquor, Country Grocer, Island Savings

✦ Available for Sublease: Term until Oct 31 2025 + 1x5 year option to renew

AREA TENANTS



IslandSavings



Tim Hortons

DEMOGRAPHICS

| | 3 MIN | 5 MIN | 10 MIN |
|-------------------------|----------|----------|----------|
| 2023 Population | 2,286 | 3,549 | 4,562 |
| 2023 Median Age | 53.1 | 52.1 | 53.1 |
| 2023 Daytime Population | 1,024 | 1,764 | 3,077 |
| 2023 Average HH Income | \$84,152 | \$85,706 | \$89,025 |

CONTACT

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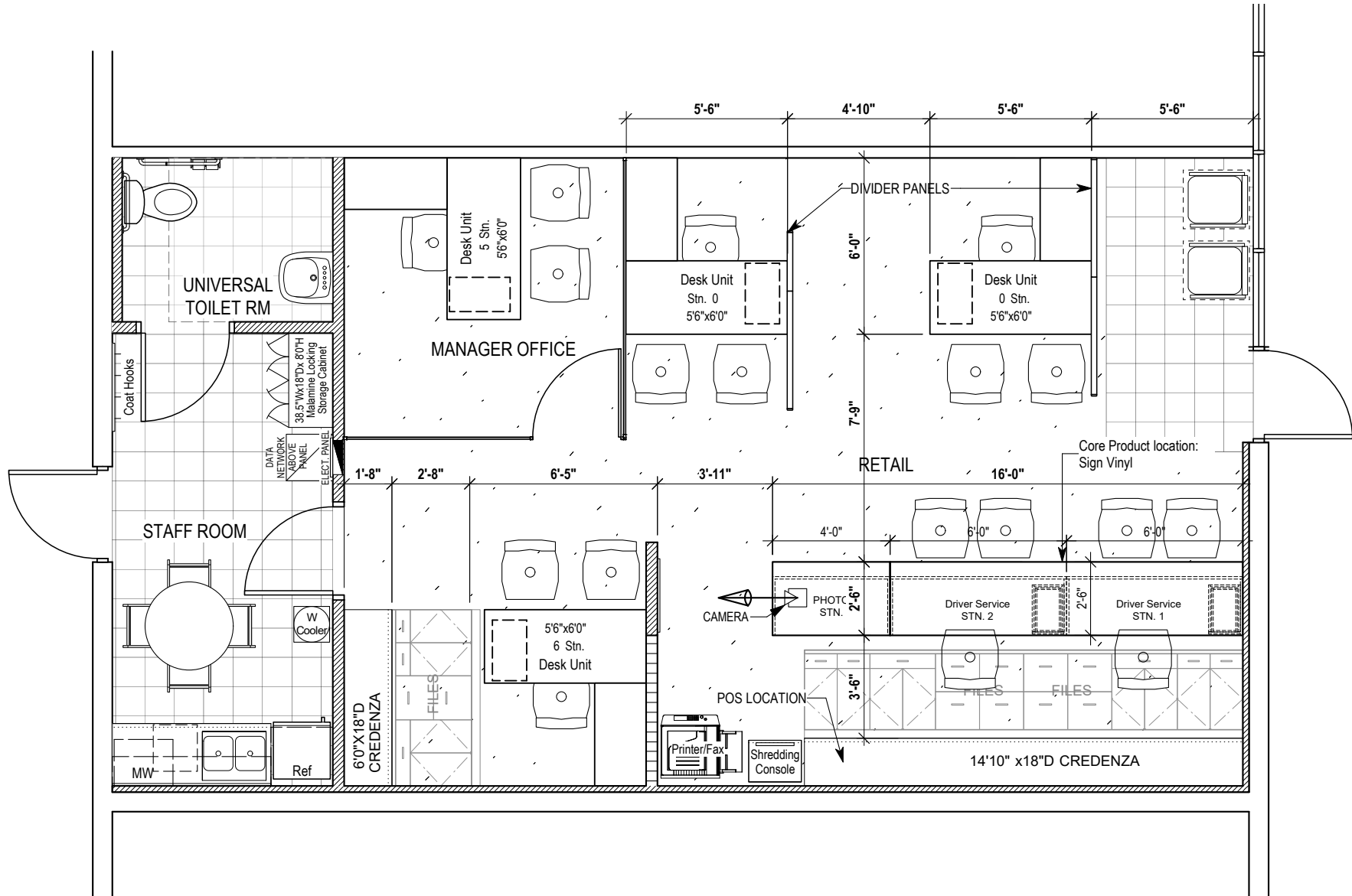
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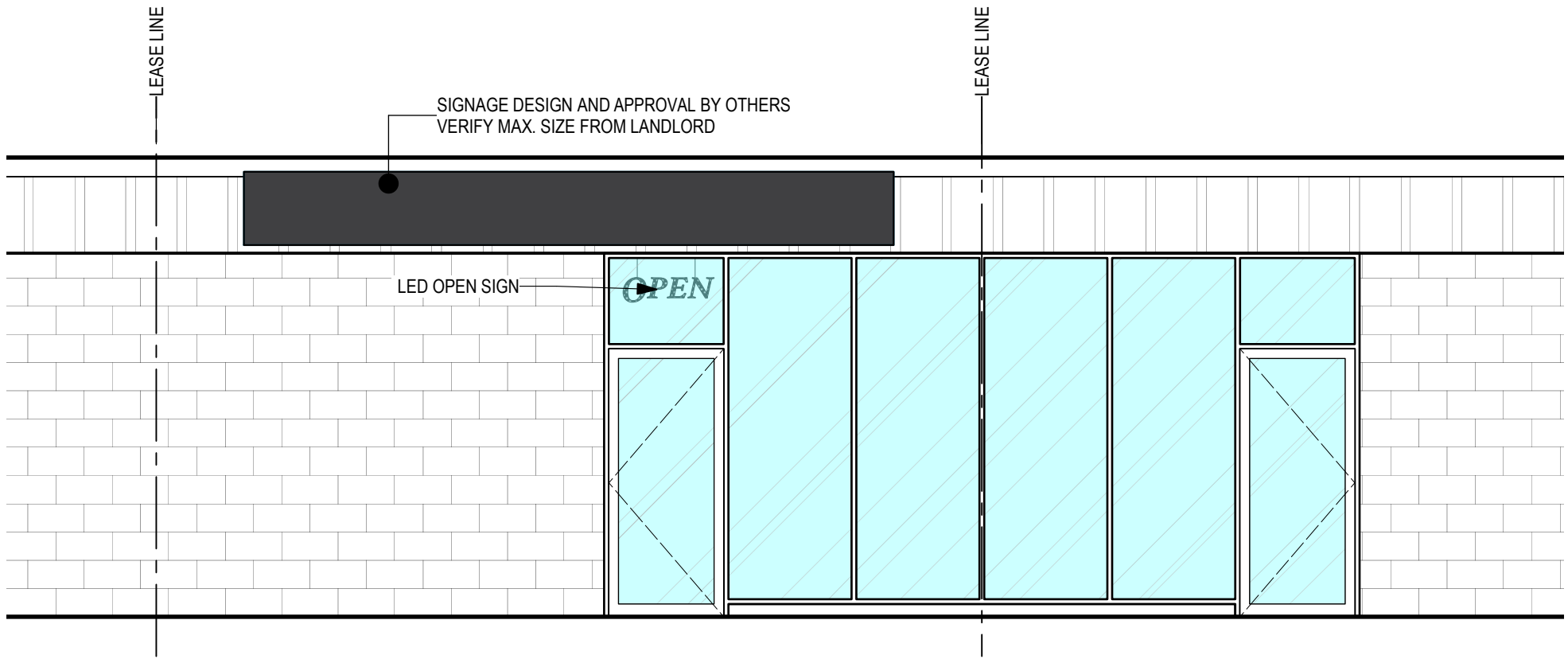
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FLOOR PLAN



ELEVATION



PHOTOS

