



BRANDON SIBAL

Personal Real Estate Corporation

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SITINGS REALTY LTD.

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1595 – 650 West Georgia Street, Vancouver, BC V6B 4N8

PROJECT SUMMARY

899 ESQUIMALT RD
Esquimalt, BC

Pacific House is Esquimalt's newest mixed-use residential and commercial tower, ideally situated at the corner of Head Street and Esquimalt Road just minutes from Downtown Victoria. The ground-floor commercial space offers exceptional street exposure along one of the area's busiest corridors, surrounded by an affluent and growing community. With 66 luxury condominiums above, tenants benefit from a built-in residential customer base from day one. The location also provides easy access to Esquimalt's vibrant waterfront, parks, and established retail amenities, making it an outstanding opportunity for businesses looking to plant roots in one of Greater Victoria's most dynamic neighbourhoods.

- ✦ High-traffic exposure at Head Street and Esquimalt Road with over 8,800 vehicles passing per day
- ✦ Walkable waterfront setting steps from Esquimalt's oceanfront parks, trails, and amenities including Saxe Point and Macaulay Point Park
- ✦ Strong development pipeline within trade area supporting long term growth
- ✦ Ideally suited for medical related tenants, or professional services



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DETAILS

✦ Size: 1,978 SF

✦ Available: Summer 2026

✦ Base Rent: Contact Listing Agent

✦ Additional Rent: \$11.14 PSF

✦ Zoning: [CD NO. 120](#)

✦ Parking: 8 underground assigned parking stalls

AREA TENANTS



DEMOGRAPHICS

	3 MIN	5 MIN	10 MIN
2025 Population	11,862	28,463	113,829
2030 Populations Projections	12,511	30,149	122,417
2025 Daytime Population	14,489	32,107	149,532
2025 Average HH Income	\$99,176	\$188,323	\$108,784

CONTACT

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LOCATION



GROUND LEVEL SITE PLAN



CONCEPTUAL LAYOUT PLAN





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PHOTOS

