

# FOR SALE

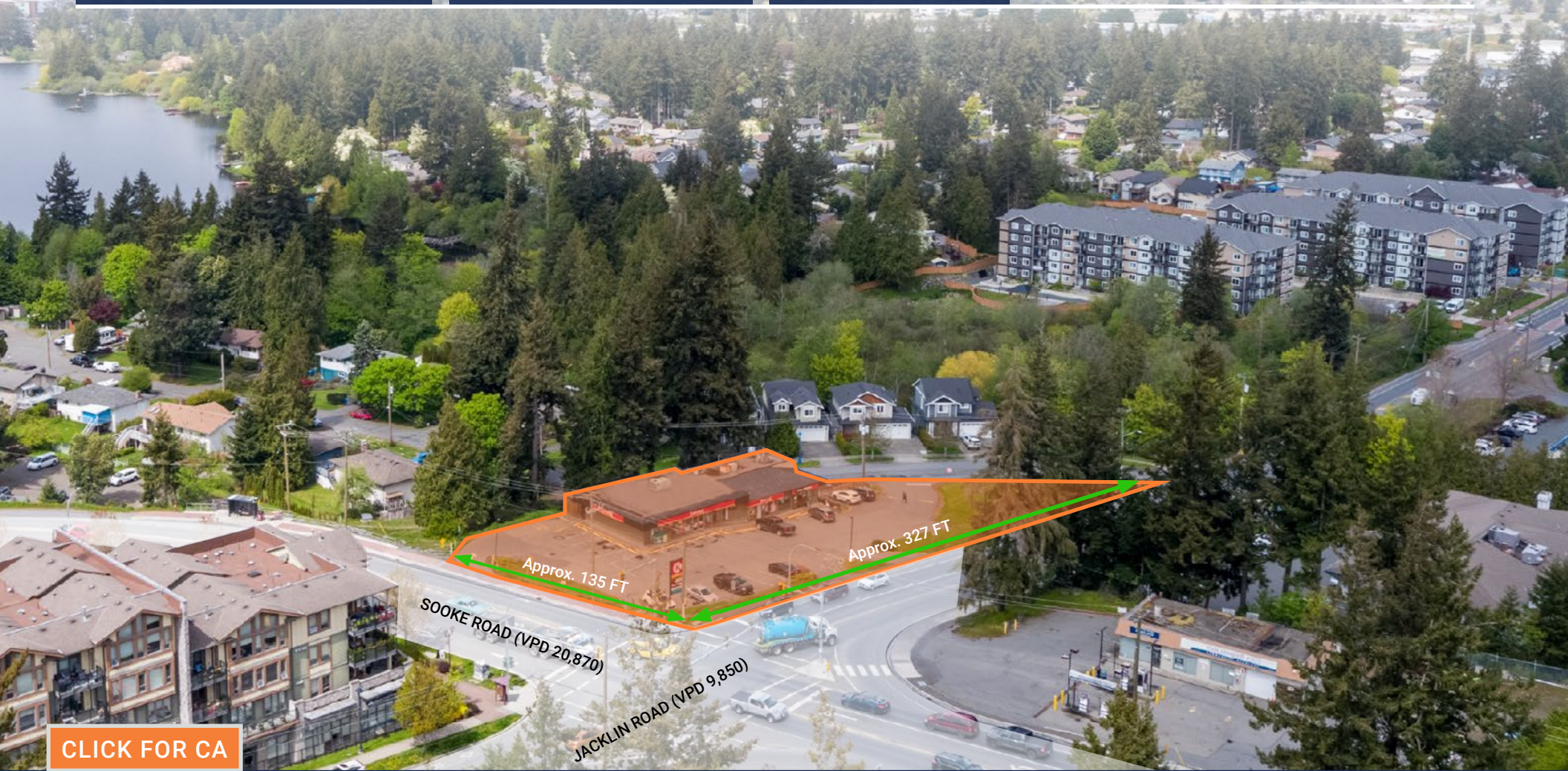
3194 JACKLIN ROAD,  
LANGFORD, B.C

CORNER DEVELOPMENT / OWNER-OCCUPIER OPPORTUNITY

Rare Corner Lot (0.66 Acres)

Strong Holding-Income

Price: \$4,850,000



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**Marcus & Millichap**


# OPPORTUNITY


Marcus & Millichap REIS Canada Inc. is pleased to present 3194 Jacklin Road, Langford, B.C. (the "Subject Property"), an exceptional investment opportunity well positioned for developers and owner-occupiers.

 **Stable Income & Flexible Zoning:** Currently tenanted by three established tenants with strong tenure, providing reliable holding income. The in-place C3 zoning permits a wide range of uses, including hotels, daycares, drive-thrus, and more providing flexibility for owner-occupiers and development.

 **Significant Development Potential:** Situated on a prominent 28,629 SF corner lot zoned C3 - District Commercial, with potential for rezoning to C9 (Community Town Centre Pedestrian 9), enabling high-density commercial and mixed-use residential developments in Langford's thriving downtown core.




 **Strategic Corner Location:** Positioned at the high-traffic intersection of Jacklin Road and Highway 14, the Subject Property benefits from excellent visibility with over 30,000 vehicles passing daily.

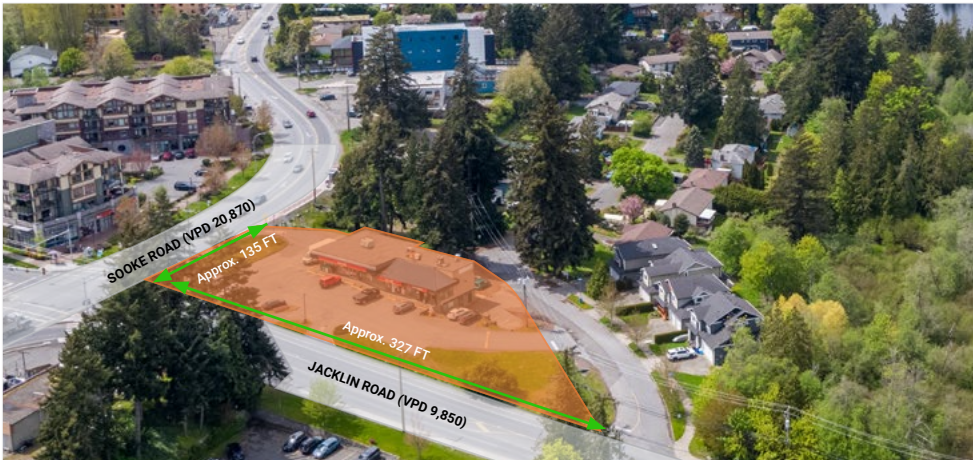
 **Increase Scale & Proven Development Demand:** The Subject Property is adjacent to city-owned lands, offering potential for assembly to maximize development opportunities and achieve higher density. The area is poised for significant growth, with approximately 10 projects in the pre-construction or approval phase and 2 nearing completion, including Ovis One (80 units, 10 storeys, and 3 commercial retail units) and Munroe (118 units, 6 storeys).

 **Growth Market:** One of Canada's fastest-growing cities, Langford has seen a 31.8% population surge since 2016, fueled by its proximity to Victoria, affordable housing, and high demand for residential and commercial properties. With a projected 15.6% growth by 2027, Langford is transforming into a key urban hub.



# SALIENT DETAILS

Municipal Address:	3194 Jacklin Road, Langford, B.C.
PID:	000-494-682
Year Built:	1984
Zoning:	<u>C3 - District Commercial</u>
OCP:	<u>Mixed - Use Employment Centre</u>
Land Size:	28,629 SF (0.66 Acres)
Rentable Area:	5,358 SF
Parking Stalls:	+/- 35
Tenants:	<p> Circle K</p> <p>My Name Is Sushi</p> <p>WellSpring Support (Units 101 &amp; 103)</p>
Term Details:	<p> Circle K - 5 Years: Expiring 31-Oct-2026</p> <p>My Name Is Sushi - 5 Years: Expiring 31-Oct-2026</p> <p>WellSpring Support (101): 5 Years - Expiring 31-Mar-2026</p> <p>WellSpring Support (103): 5 Years - Expiring 30-Apr-2026</p>
Renewal Options:	<p> Circle K : NIL</p> <p>My Name Is Sushi: NIL</p> <p>WellSpring Support (101): 2 x 5 Years*</p> <p>WellSpring Support (103): NIL</p>
NOI (Apr-2025):	\$148,842 (\$27.8 PSF)
Price:	\$4,850,000
Cap Rate:	3.07%



\*Subject to 12-month demolition clause in favour of the Landlord.

# SURROUNDING AMENITIES & NOTABLE DEVELOPMENTS



**SUBJECT PROPERTY**

Demographics	1KM	3KM	5KM	Langford
Total Population	6,512	43,202	72,236	54,980
Average Household Income	\$94,129	\$105,029	\$108,073	\$104,914
Population Growth (2017-2027)	22.8%	15.4%	14.7%	17.1%
Projected Population Growth	5.1%	12%	12.3%	15.6%

#	Pre Construction	Units	Stories
1	Lakeside West	78	6
2	Arbutus Walk by Bray Residences Corp	115	6
3	Mountain View Gardens	102	15
4	Dola Condos by Verity Construction	103	6
5	825 Orono Avenue Condos by Gordon 'n' Gordon	106	6
6	875 Brock Avenue Condos by Sarasota Homes	123	6
7	The Scene by By Evantra Developments and Jagpal Development	270	24
8	2691 Sooke Road Condos	70	6
9	Willow + Glen by Abstract Developments	64	-
#	Under Construction	Unit	Stories
10	Munroe by Landvision Group (Est. Completion Jan 2026)	118	6
11	Ovis One by Ovis Group (Completion 2025)	80	10

# LANGFORD, B.C

Langford, B.C., one of Canada's fastest-growing municipalities, is rapidly transforming into a key urban hub within the Greater Victoria region. The city has experienced remarkable growth, with a 31.8% population increase since 2016, driven by its proximity to Victoria, affordable housing options, and strong demand for both residential and commercial properties. Langford's population is projected to grow an additional 15.6% by 2027, further fueling its development.



**Strategic Location:** Close proximity to Victoria and key infrastructure such as highways, transit, and the airport



**Rapid Population Growth:** 31.8% increase in population over the past decade, with continued growth expected



**Ongoing Development:** Significant residential, commercial, and mixed-use projects underway



**Economic Drivers:** Strong sectors include retail, healthcare, education, and tourism

## NOTABLE INVESTMENTS IN LANGFORD

- **Telus Investment:** \$25 million to enhance wireless connectivity and expand the PureFibre network as part of a broader \$17 billion initiative focused on economic growth, innovation, and community support.
- **ISCIA NEW STELLIKEL Elementary School:** \$39.6M investment by B.C. government and \$1M by the School District | Set to open in Fall 2025 with 480 seats, 45,000 SF four-storey building with 16 classrooms for students in kindergarten through grade five.
- **BC Hydro:** \$3 billion allocated for capital projects on Vancouver Island to upgrade the electricity grid and provide clean power. A new substation in Langford will serve 40,000 to 70,000 homes, expected to be operational by 2030.





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