



LATORIA CORNERS | 995 LATORIA ROAD, LANGFORD, BC

New Commercial Strip Centre for Lease in South Langford

995 Latoria Road will be a 29,091 SF commercial strip centre offering amenities to residences of Langford, Colwood, and surrounding areas alike.

The subject property offers 3 remaining ground floor CRU's, ranging in size from 1,523-2,465 SF. Additionally, the second floor will offer a highly coveted 7,088 SF daycare space with 6,133 SF outdoor playground area. Occupancy expected for Q2 2026.

Brandon Selina

Personal Real Estate Corporation
Senior Vice President
+1 250 414 8379
brandon.selina@colliers.com

Jaideep Pannu

Personal Real Estate Corporation
Associate Vice President
+1 250 414 8445
jaideep.pannu@colliers.com

Austin Cope

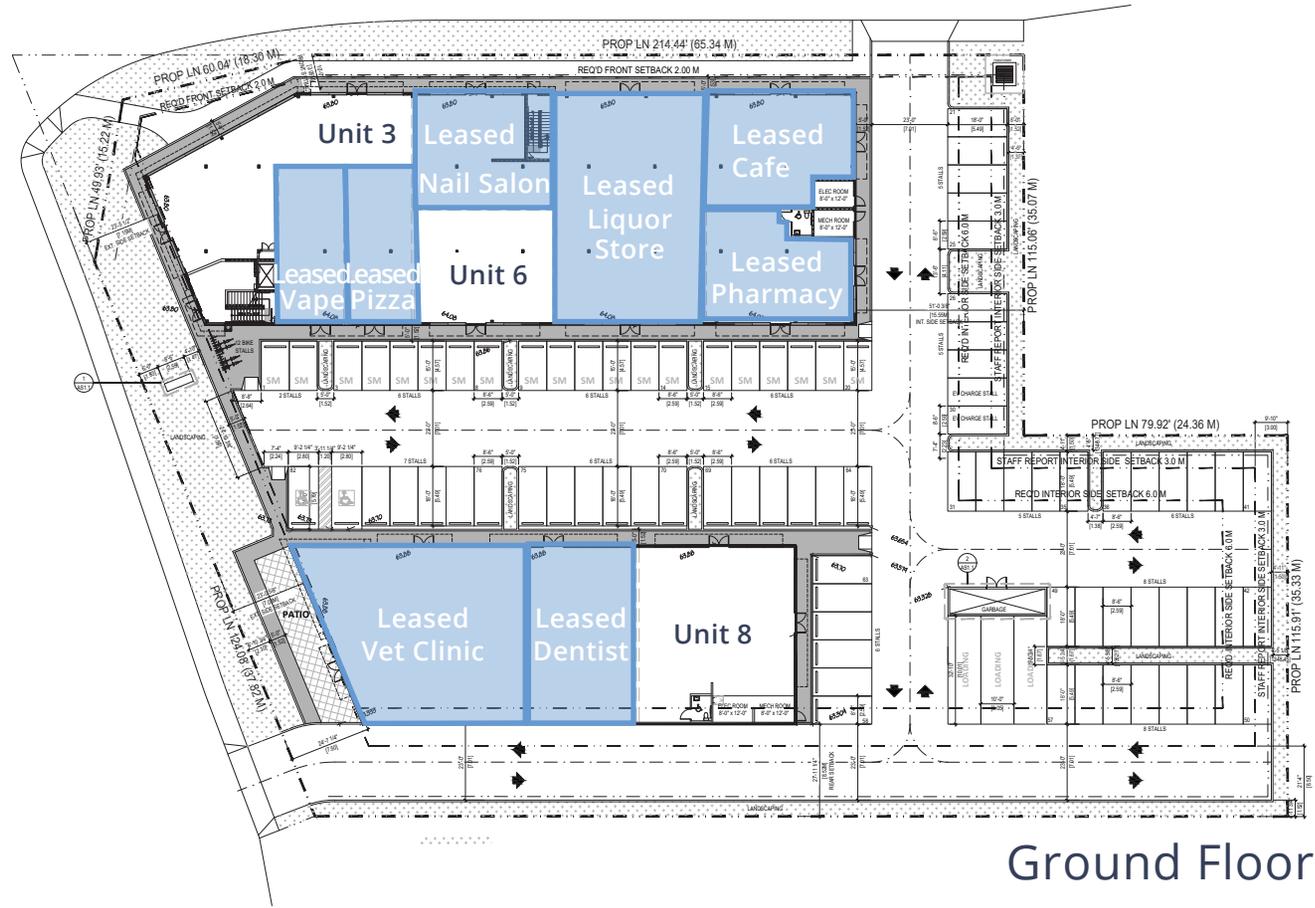
Personal Real Estate Corporation
Associate Vice President
+1 250 414 8381
austin.cope@colliers.com



Available Units

Unit*	Rentable Area
1	Leased
2	Leased
3	2,251.43 SF
4	Leased
5	Leased
6	1,522.92 SF
7A	Leased
7B	Leased
8	2,465 SF
9	Leased
10	Leased
2nd Floor (Daycare)	Leased

* CRUs can be combined



Ground Floor

Project Details

Zoning C1 -Neighbourhood Commercial Zone

Estimated Occupancy Q2 2026

Permitted Uses: Include, but not limited to, office, daycare, medical clinics, library, fitness center, retail, restaurant, personal service establishment, veterinary practice.

Total Square Footage 29,091 SF

Lease Rates \$35.00/SF

Operating Costs & Taxes \$13.00/SF (2025)

Parking Stalls 83 surface parking stalls



Second Floor



Conceptual Rendering



Conceptual Rendering

Location Overview

The subject property is at the intersection of Latoria Road and Happy Valley Road in South Langford, providing easy access to and out of Langford, Colwood and Metchosin.

This high-exposure location, which the City of Langford will be upgrading to a light-controlled intersection, will afford retail and service businesses an excellent street front presence.



Avg. household income (2022)
\$120,484 (5km)



Population of
48,147 (5km)



Projected population (5km)
51,865 by 2027



A large portion of Greater Victoria's population growth has occurred in the Westshore, with the vast majority of housing development occurring in the City of Langford. Since 2016, 2,532 single family dwellings, townhouses and multifamily units have either been proposed, approved, under construction or recently built in the immediate vicinity of the subject property.

Latoria Road is also the western approach to Royal Bay, Royal Beach and Olympic View developments which, when complete, will have a combined 6,567 housing units. Additionally, the subject property is located steps away from Langford's newest elementary school, which houses roughly 450 students from K-5.

With this growing population comes the necessity for commercial development to meet the everyday needs of people from an amenities and services perspective. Given the lack of commercial development in the immediate area, the subject property is well positioned to capitalize on the growing demand.

Aerial Map

LEGEND

Residential Developments

Commercial Developments

Surrounding Amenities

Subject Property





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Please contact listing agents for more information

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