



Mixed-Use Retail for Lease

Arden at Royal Bay



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PATH

Accelerating success.



New
Construction



Ample on-site
parking



Mixed-Use
located below
apartments



Average
household income
\$94,026



Population of
34,672 (5km)



Projected
population (1km)
22,742 by 2028

Open for Business 2026

Introducing an exceptional leasing opportunity at Arden, located within the thriving Royal Bay community. This newly developed mixed-use building is set to include 14,625 square feet of prime retail space, complemented by 69 purpose-built rental apartments. Adjacent to The Commons Retail Village, Arden is poised to evolve into Royal Bay's vibrant 'high street.' Catering to the needs of an estimated 35,000 residents within a 5-km radius, this offering embodies a cornerstone of community convenience and accessibility.

THE
COMMONS
AT ROYAL BAY



Project Details

Zoning Zoning CD-28

Opening Date Q2 2026

Lease Rates Starting at \$38.50 PSF

Total SF 14,625 SF

Operating & Taxes \$18.09 PSF
(Estimated on completion)

Parking 45 stalls (Exclusive commercial parking on site with additional street front stalls available on Royal Commons Road)

Availability

Unit #	Use	Area (SF)
CRU #1	Retail/Rest.	1,650 SF (Plus 407 SF patio area)
CRU #2	Retail	Nail Salon
CRU #3 & 4	Retail	Bank of Montreal
CRU #5	Retail/Rest.	927 SF
CRU #6, 7 & 8	Retail	Bosley's by Pet Valu
CRU #9	Restaurant	2,467 SF (Plus 842 SF patio area)

Arden & Surrounding Area



ROYAL COMMONS

PRODUCERS WAY

Colliers

Owner:

PATH

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