



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 Parcel B, 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](#), Parcel B 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.	Barber
CRU #6, 7 & 8	Retail	Bosley's by Pet Valu
CRU #9	Restaurant	PENDING

Arden & Surrounding Area



ROYAL BAY
DENTAL CO.

Megson
FitzPatrick



Quality
Foods

Quality
Foods

ARDEN
AT ROYAL BAY

ROYAL COMMONS

PRODUCERS WAY



Owner:



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