



VANCOUVER NEIGHBOURHOOD: DOWNTOWN COMOX



Website: investcomoxvalley.com

Phone: 250.334.2427

Email: info@investcomoxvalley.com

Address: #200 – 580 Duncan Ave Courtenay, BC V9N 2M7

Neighbourhood Overview

Located within the traditional territory of the K'ómoks Nation, Downtown Comox is the marine and entertainment hub of the Comox Peninsula. Bustling with activity both on the land and sea, residents and visitors alike enjoy its many fitness & exercise options, diverse food & beverage industry, and wide variety of shops.

65-69

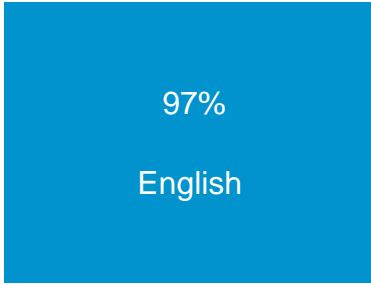
Years

Dominant Age Group
of Residents

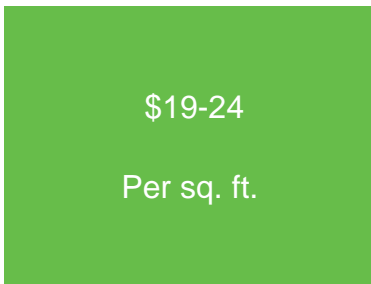
10850

Residents

Population
in 2016



Dominant Language

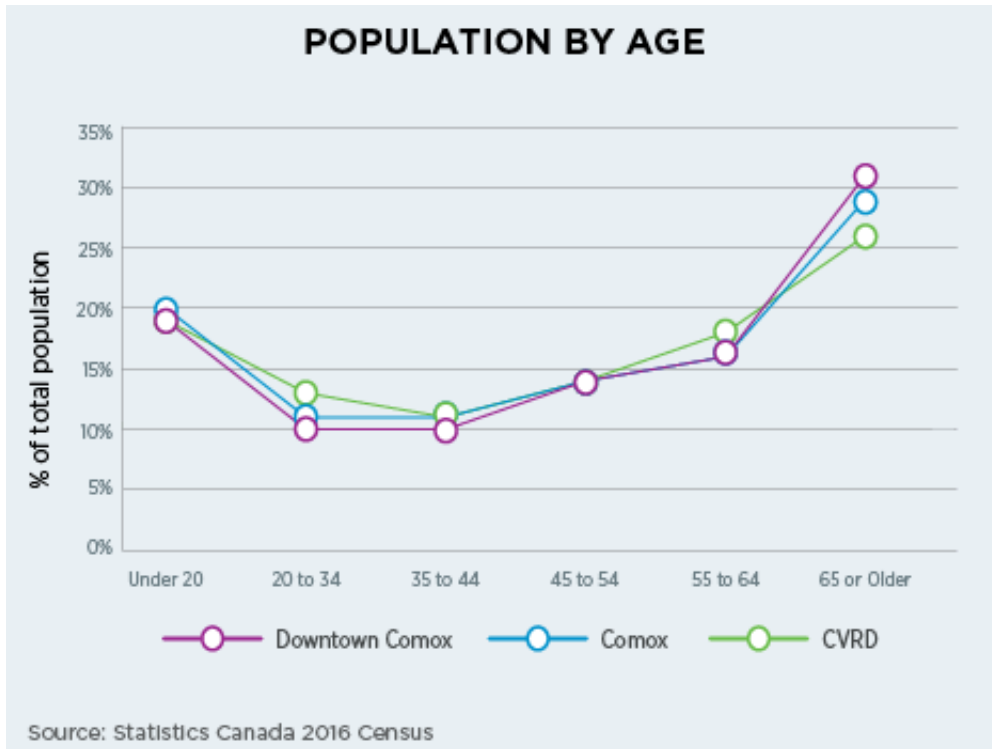


Average
Lease Rate

PEOPLE

Population by Age

A total of 10,850 residents live in the Downtown Comox residential catchment area. The population has grown by 2.2% from 2011-2016 — lower than the Town of Comox (2.9%) and the Comox Valley Region (4.7%). A popular retirement destination, 31% of Downtown Comox residents are aged 65+.



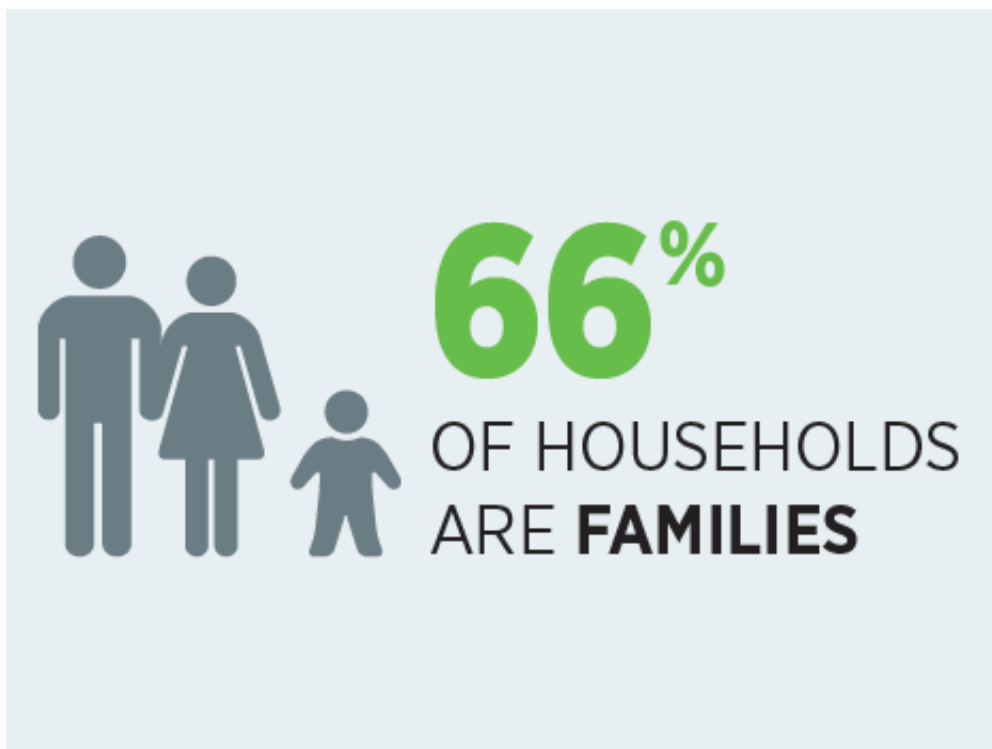
Language & Ethnic Origin

English is the dominant household language spoken in the Comox market area (97%), higher than that of the Town of Comox and the Comox Valley. The only other common language spoken in Downtown Comox homes is French (1.0%), with Korean also being spoken in a small number of households (0.2%).

LANGUAGES	DOWNTOWN COMOX
English	97%
French	1%
Korean	0.2%
Spanish	0.1%
Cantonese	0.1%

Family Structure

Of the 4,830 households in the BIA catchment area, 66% of households are families, consistent with the Town of Comox (68%) and the Comox Valley (67%). The average number of persons per household is 2.3, slightly higher than both the town of Comox and Comox Valley.



Education & Occupation

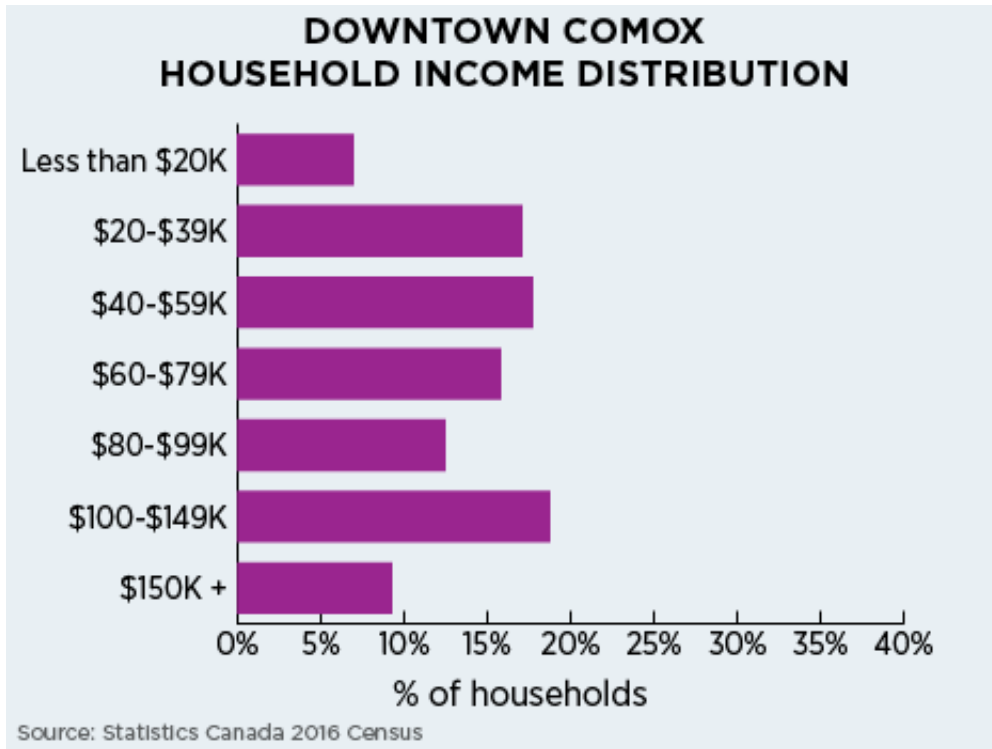
The most common education level of Downtown Comox residents is a high school certificate (28%), although a large proportion of residents have at least some university training (25%). This is consistent with the town of Comox (25%) and higher than the Comox Valley Region (22%). The most common occupations for residents are in sales and service (23%).

EDUCATION	DOWNTOWN COMOX
No certificate, diploma or degree	15%
High school certificate	28%
Trades certificate or diploma	11%
College or other non-university	22%
University (some/bachelor/higher)	25%

Source: Statistics Canada 2016 Census

Income & Spending

The median household of income for residents of the BIA catchment area is \$69,413, which is consistent with the town of Comox (\$69,254) but higher than the Comox Valley (\$63,397). It is now an up-and-coming area for successful Lower Mainland professionals to relocate to and enjoy a greater work-life balance, and this is reflected by the dominant household income range of \$100,000 to \$124,999 per year.



PLACE

Commercial Mix

The total assessed value of all properties in Downtown Comox is \$189 million, which includes 97 commercial properties, 17 office spaces and some residential properties. The building mix includes older buildings and new developments that have been constructed in the past 5 years.



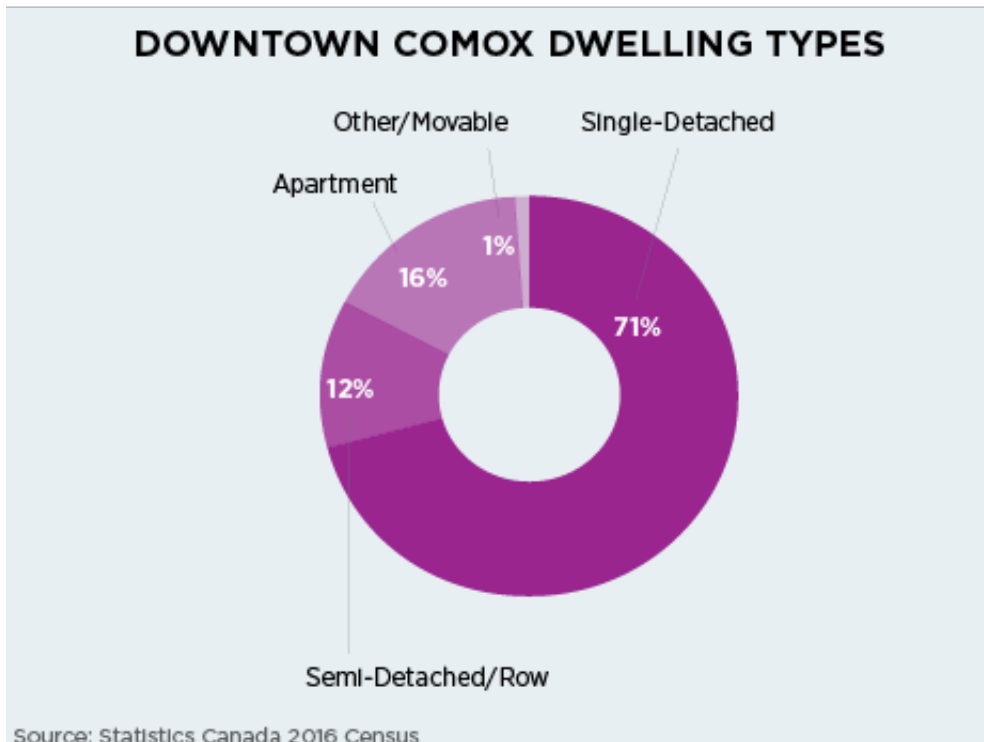
**TOTAL ASSESSED VALUE OF
PROPERTIES IN DOWNTOWN COMOX IS**

\$189 MILLION



Housing

71% of all dwellings in the Downtown Comox catchment area are single detached homes, greater than that of the Town of Comox (67%) and the Comox Valley Region (68%). The split of owned and rental residences is 79% and 21% respectively, with a slightly lower rental distribution than the Town of Comox (23%) and the Comox Valley Region (24%).



Community

Downtown Comox is a quaint coastal community with the Comox Marina as its hub. Many businesses are connected to the harbor and offer a variety of marine activities including boat charters, rentals, the sale of fish, and professional services. There is also a pleasant food and brewing scene.



DOING BUSINESS HERE

Business Mix

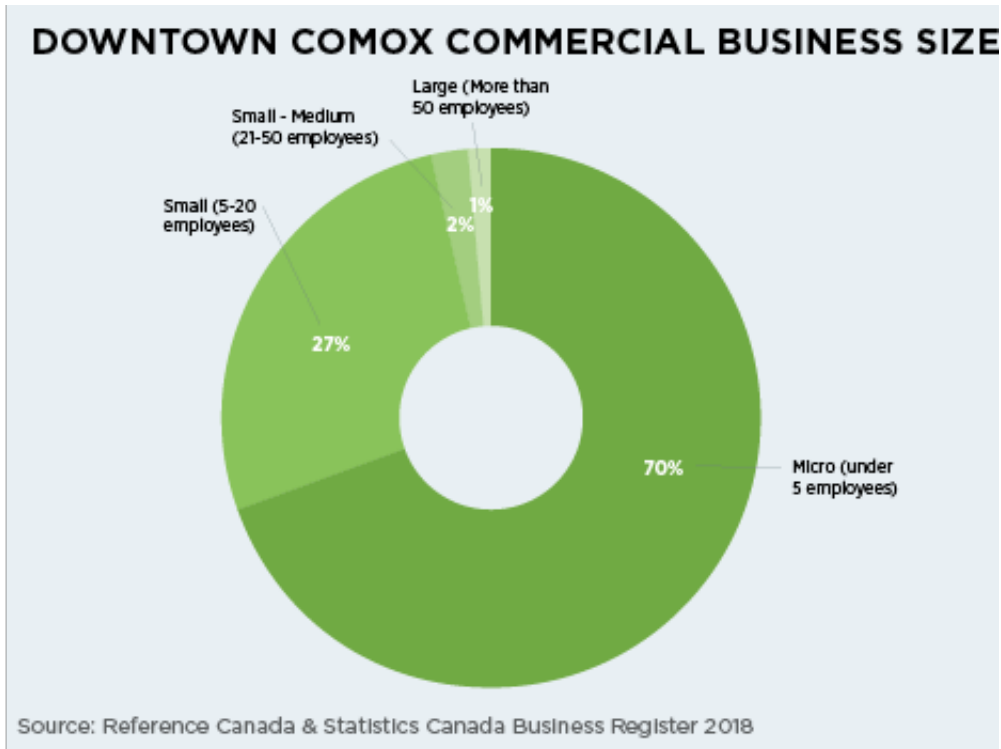
A total of 221 businesses operate within the Downtown Comox, a growth of 15% from 2013-2018. 38% of businesses are related to health care and social assistance, proportionately more than the Town of Comox and the Comox Valley as a whole. Other top business types include retail (12%) and professional, scientific & technical services (9%).

BUSINESS TYPE	DOWNTOWN COMOX
Health Care & Social Assistance	38%
Retail	12%
Professional, Scientific & Technical Services	9%
Finance & Insurance	5%
Arts, Entertainment & Recreation	5%

Source: Reference Canada & Statistics Canada Business Register 2018

Commercial Business Size

Most businesses in Downtown Comox (70%) are micro-businesses with fewer than five employees, and a significant number of businesses (27%) are slightly larger with 5-20 employees.



Opportunities

Vacancy rates in Downtown Comox are low and the surrounding area continues to attract small business owners looking to relocate from other areas. Rates typically range from \$19 to \$20/sq. ft for retail and slightly higher for professional services.



LEASE RATES AVERAGE
\$19-24 PER SQ. FT.
FOR RETAIL

