



PACIFIC LANDING WATERFRONT MULTIFAMILY DEVELOPMENT

Colwood, BC

CBRE

INVESTMENT PROPERTIES GROUP
V I C T O R I A

PACIFIC LANDING WATERFRONT MULTIFAMILY DEVELOPMENT

Highlights

- ▶ Approved development for 400,000 Sq. Ft. of buildable area
- ▶ Oceanfront property
- ▶ Zoning for apartment, senior/ care facility, office and hotel
- ▶ Plans available for 62 unit multifamily building
- ▶ Adjacent to Royal Roads University and Hatley National Park
- ▶ Access to trails, ocean and parkland

The Opportunity

CBRE Limited is pleased to present the opportunity to purchase three phases of Pacific Landing, totaling 400,000 sq. ft. of buildable area (identified as phases 4, 5 and 6). The development is located along the beautiful shoreline in Colwood, BC, a growing city in the Westshore. The subject benefits from proximity to Royal Roads University, Westshore Town Centre, Juan de Fuca Recreation Centre and offers gorgeous west coast views; a perfect residence for families, students or the elderly.

Property Information

Civic Address	3221 Heatherbell Road, Colwood, BC
PID	030-287-944
Legal Address	Lot 1, Plan EPP71688, Section 33, Land District 21 Except Plan EPS4233
Lot Size	160,300 Sq. Ft. of Land (Estimate) 400,000 Sq. Ft. of Buildable Area

PRICE: \$14,000,000

PRICE per buildable: \$35.00

Zoning: Comprehensive Development 15 (CD15)

Permitted uses in phases 4, 5, & 6 on the zoning map:

- ▶ Apartment, including apartments for senior citizens
- ▶ Community care facility
- ▶ Centre for day-care or elder-care
- ▶ Hotel
- ▶ Offices
- ▶ Restaurant and bistro establishments
- ▶ Retail Stores
- ▶ Spa and wellness centre



Pacific Landing | Colwood, BC

Pacific Landing's Phase 1 consists of three complete ocean front buildings housing 33 units. Phase 2 is under construction and will be a 5-storey building at the heart of the community consisting of 20 units. Phase 3 is the charming Pendray House. Phase 4 is ready for development with plans available for a 62 unit condominium building. Phases 5 and 6 are also available for development with flexible zoning. All Pacific Landing residents will have access to exceptional amenities throughout the site.

PRICE: \$14,000,000



Phase 4, 5, and 6 of Pacific Landing are located on an estate in Victoria's Westshore. The property fronts Esquimalt Lagoon which is a protected bird sanctuary with beautiful views of the Juan de Fuca straight and Olympic Mountains. The subject benefits from easy access off Metchosin Road with close proximity to shopping, restaurants and entertainment. The property has access to 565 acres of walking and biking trails through Hatley Park which is also home to Royal Roads University. Royal Roads University is a public university with a history of excellence in leadership and learning with a population of 5,300. It offers programs from certificates to masters, with the main campus surrounding the historic Hatley Castle.

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