



THE HARO

**RETAIL/OFFICE
PHASE ONE 50% SOLD**

**FOUNDATION AND UNDERGROUND PARKING
NOW UNDER CONSTRUCTION**

FOR SALE OR LEASE

Retail/Office Units From Approximately 1,400 Sq. Ft. and Up
in Grocery Anchored Shopping Centre with 91 Residential Units



The Highlights

- ▶ Over 31,000 Sq. Ft. retail/office space
- ▶ Owner Occupier or Investor opportunity
- ▶ Phase 1 now under construction
Completion Q4 2021
- ▶ Ideal for grocery, restaurants, cafes, medical services, banks, fitness, professional office, liquor, drugstore, and more
- ▶ Abundance of commercial (retail/ office) parking
100 surface, 83 underground, 183 total
- ▶ New lifestyle community development
- ▶ Located in the new designated village centre for Cordova Bay, a destination for locals and tourists
- ▶ Ideally situated on Cordova Bay Road with a traffic count of over 6,000 vehicles each day

The Opportunity

The Investment Properties Group is pleased to present the opportunity to purchase or lease ground floor retail/office space within a 91 unit condominium lifestyle development community in Cordova Bay. The Haro is well located in one of the most desirable communities in Greater Victoria, with an average income of approximately \$140,000 this area attracts a high end client base. With over 25,000 sq. ft. of available retail/office space, the development is well suited to businesses providing a variety of services to time-pressed busy families, and retired and empty nester's alike.

About the Project

| | |
|----------------------|--|
| Civic Address | 5120 Cordova Bay Road, Victoria, BC |
| PID | 030-547-849 |
| Legal Address | Lot A Plan EPP85061 Section 31 Land District 62 |
| Parking | 183 surface level/underground parking stalls Surface level stalls are designated for retail customers only Underground stalls reserved for commercial and residential owners |
| Zoning | C-3 Shopping Centre Zone |

Now Under Construction

- Phase 1** - Building 1 & 3
Complete Q4 2021
- Phase 2** - Building 2
Complete Q2 2022

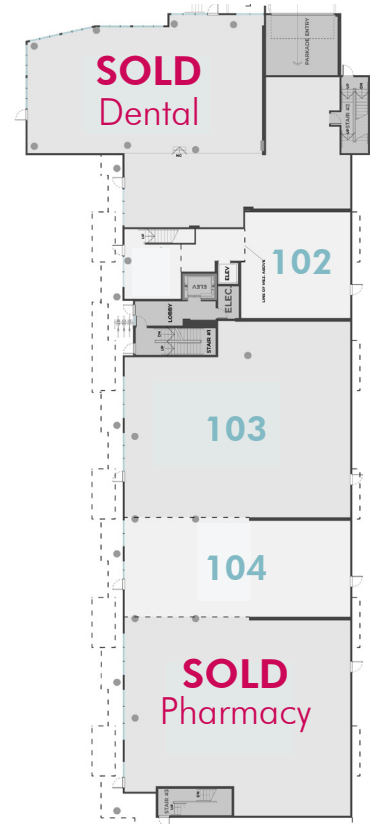


RETAIL/OFFICE PHASE ONE 50% SOLD

Building 1 Estimated completion Q4 2021

| Unit # | Sq. Ft. | Lease Rate | Sale Price |
|-----------------|--------------|------------------|--------------------|
| 102 | 1,565 | \$32 per Sq. Ft. | \$890,000 |
| 103 | 3,480 | \$32 per Sq. Ft. | \$1,990,000 |
| 104 | 1,880 | \$32 per Sq. Ft. | \$1,090,000 |
| Combined | 6,925 | | \$3,970,000 |

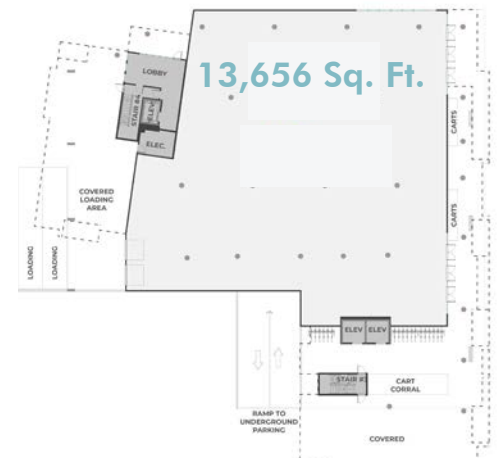
- ▶ Estimated Operating Costs & Taxes \$13 per Sq. Ft. (2021/22)



Building 2 Estimated completion Q2 2022

| Unit # | Sq. Ft. | Lease Rate | Sale Price |
|--------|---------|-----------------------|-----------------------|
| 101 | 13,656 | Contact Listing Agent | Contact Listing Agent |

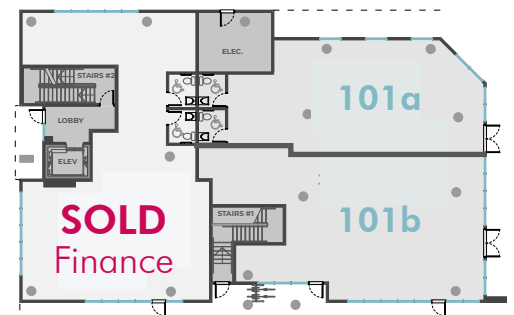
- ▶ Ideal for grocery store
- ▶ Spacious rear loading zone
- ▶ Estimated Operating Costs & Taxes \$13 per Sq. Ft (2021/22)



Building 3 Estimated completion Q4 2021

| Unit # | Sq. Ft. | Lease Rate | Sale Price |
|-----------------|--------------|------------------|--------------------|
| 101a | 1,388 | \$40 per Sq. Ft. | \$830,000 |
| 101b | 1,715 | \$40 per Sq. Ft. | \$1,025,000 |
| Combined | 3,103 | | \$1,855,000 |

- ▶ Estimated Operating Costs & Taxes \$13 per Sq. Ft (2021/22)



Grow your business in Cordova Bay



Currently the estimated population is 12,835 within a 3km radius, and 33,460 within a 5km radius.



The population is projected to increase by 16% within a 1km radius of The Haro by 2024.



Approximately 400+ residential units in planning/ approved within 2km of the Haro.



The average income is \$139,820 in a 1km radius of the Haro, one of the highest averages in Greater Victoria.



Approximately 6,000 cars travel by the Haro daily.

Local Area Plan (LAP)

The Cordova Bay LAP is scheduled to be completed this fall which will guide growth and future development in the local area and specifically the Village Core for the next 20 to 30 years. The new LAP will outline plans to increase density in areas surrounding the Haro to enhance the Village's role as the core of Cordova Bay. Businesses that choose to locate in The Haro stand to benefit from increased population resulting from the newly updated LAP.

DRAFT VILLAGE LAND USE CONCEPT



Building 3

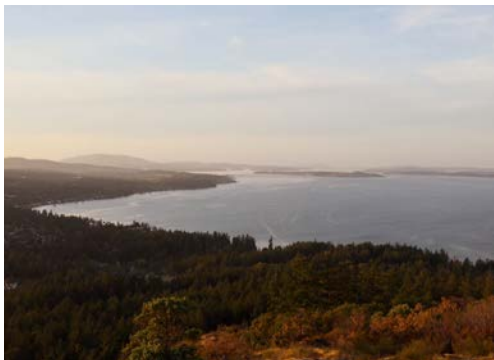


Building 2 (Grocery)



About the Neighbourhood

The property is located in the seaside neighbourhood of Cordova Bay Village, historically the commercial core of Cordova Bay. With a steady increase in population, this neighbourhood is one of the most sought after areas in Greater Victoria. A destination for locals and tourists, Mattick’s Farm is nearby with a boutique shopping experience with grocery, retail, and restaurants. This friendly community is an outdoor enthusiasts dream, with the Cordova Bay Golf Course and it’s executive course The Ridge, hiking, kyacking, and canoeing minutes away. The property is approximately 15 minutes to the Victoria International Airport, 21 minutes to the Swartz Bay Ferry Terminal, and 21 minutes to Downtown Victoria.





www.theharo.com

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THE HARO

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INVESTMENT PROPERTIES GROUP
VICTORIA

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