

Café/Bistro Opportunity

5120 Cordova Bay Road | Victoria, BC

Last Unit Remaining!

THE HARO

VIEW LIFE. LIVE INSPIRED.



1,388 SF Strata Unit

- ▶ Prime corner location on Cordova Bay Rd and Doumac Ave
- ▶ Owner Occupier or Investor opportunity
- ▶ Outdoor seating and landscaped area directly out front unit
- ▶ Survey from Cordova Bay Association members showed that well over 50% of respondents would like a coffee shop/restaurant in the development
- ▶ Population is projected to increase by 16% within a 1km radius of The Haro by 2024
- ▶ Abundance of commercial (retail/ office) parking
- ▶ 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

Café/Bistro Opportunity

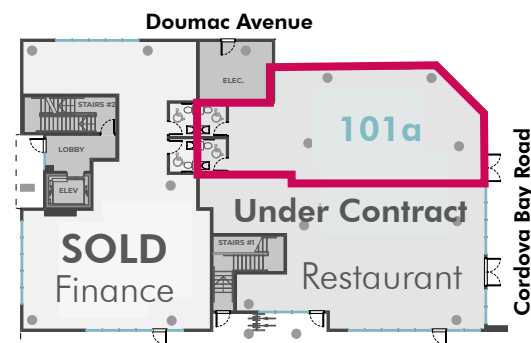
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The Opportunity

The Investment Properties Group is pleased to present the opportunity to purchase ground floor retail space ideal for a cafe or restaurant within a 91 unit condominium lifestyle development in Cordova Bay. With over 35,000 sq. ft. of retail/office space in 3 separate buildings, The Haro development is well suited to businesses providing a variety of services to time-pressed busy families, and retired and empty nester's alike.

Unit Details

Unit # 101a
Size 1,388 Sq. Ft.
Strata Fees \$516 per month
Price **\$830,000**



Unit Highlights

- Extensive glazing and lots of natural light
- Key frontage on Cordova Bay Road
- Prominent signage opportunity
- Outdoor seating and landscaped area directly out front unit
- 14' ceiling heights
- 200 amp service
- Occupancy estimated Q4 2021
- Total parking stalls

183 surface level/underground

Surface level: designated for retail customers only

Underground: reserved for commercial and residential owners



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.



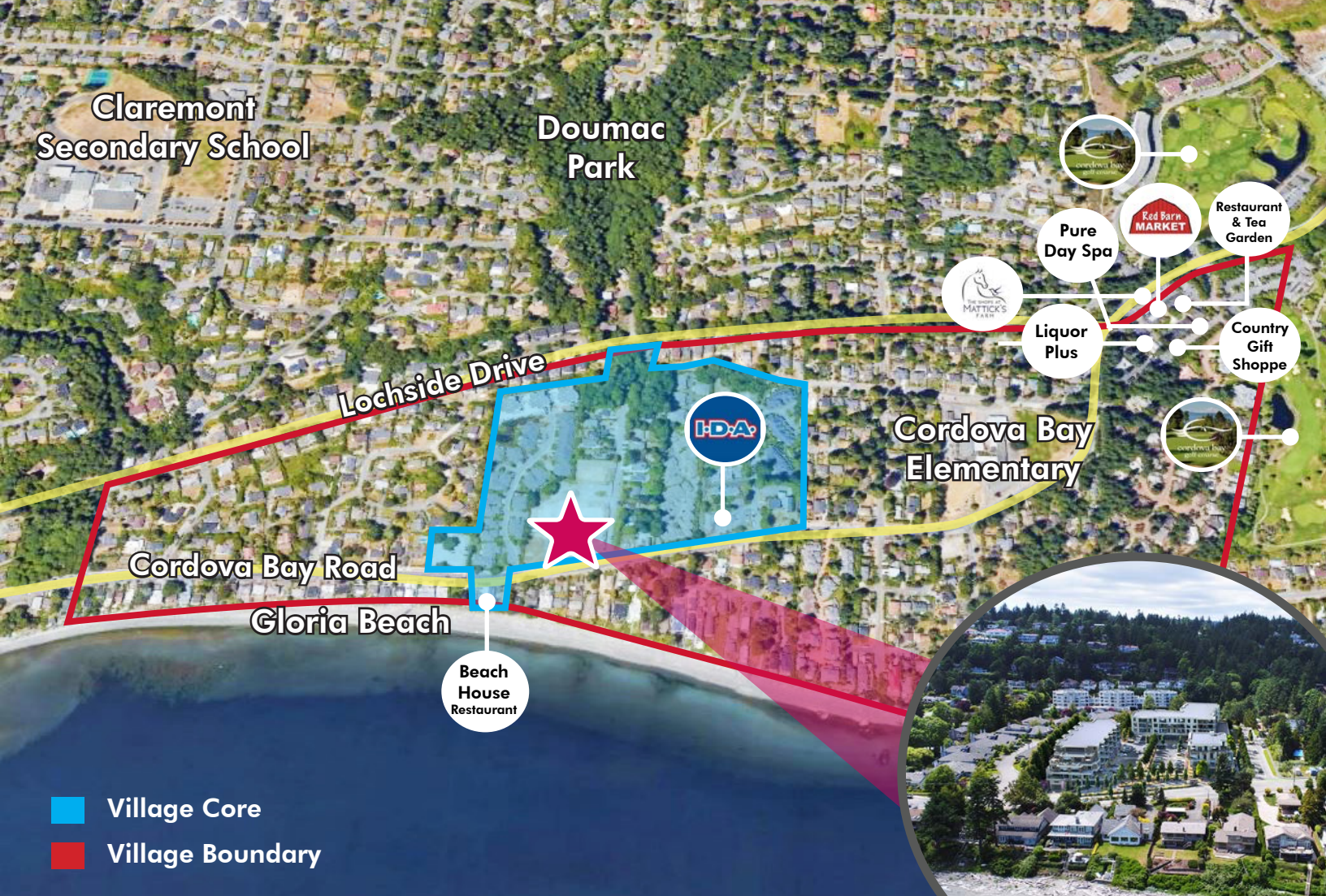
Approximately 6,000 cars travel by the Haro daily.

Local Area Plan (LAP)

The Cordova Bay LAP is scheduled to be completed this Spring 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





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.





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Price: \$830,000

www.theharo.com

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