

Medical Clinic Space For Sale or Lease

5120 Cordova Bay Road | Victoria, BC

Last Unit Remaining!

THE HARO
VIEW LIFE. LIVE INSPIRED.



Unit 104 - 1,880 Sq. Ft.

- ▶ Join businesses such as a restaurant, spa, dental, pharmacy, finance, and more
- ▶ Population is projected to increase by 32% within a 1km radius of The Haro by 2025
- ▶ 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

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The Opportunity

The Investment Properties Group is pleased to present the opportunity to purchase or lease ground floor retail/medical space 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 #	104
Size	1,880 Sq. Ft.
Strata Fees	\$699/month approx.
Price	\$1,090,000
Lease Rate	Contact Listing Agents

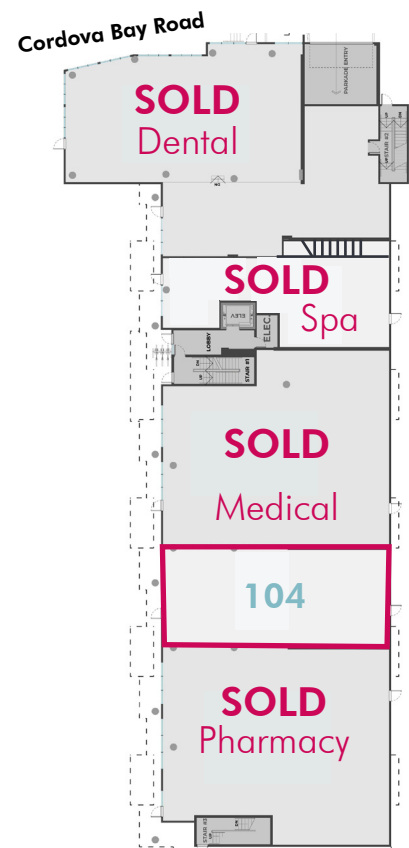
Unit Highlights

- Extensive glazing and lots of natural light
- Prominent signage opportunity
- 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 13,491 within a 3km radius, and 34,560 within a 5km radius.



The population is projected to **increase by 32% within a 1km radius of The Haro by 2025.**



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



The average income is \$142,657 in a 1km radius of the Haro, one of the highest averages in Greater Victoria.



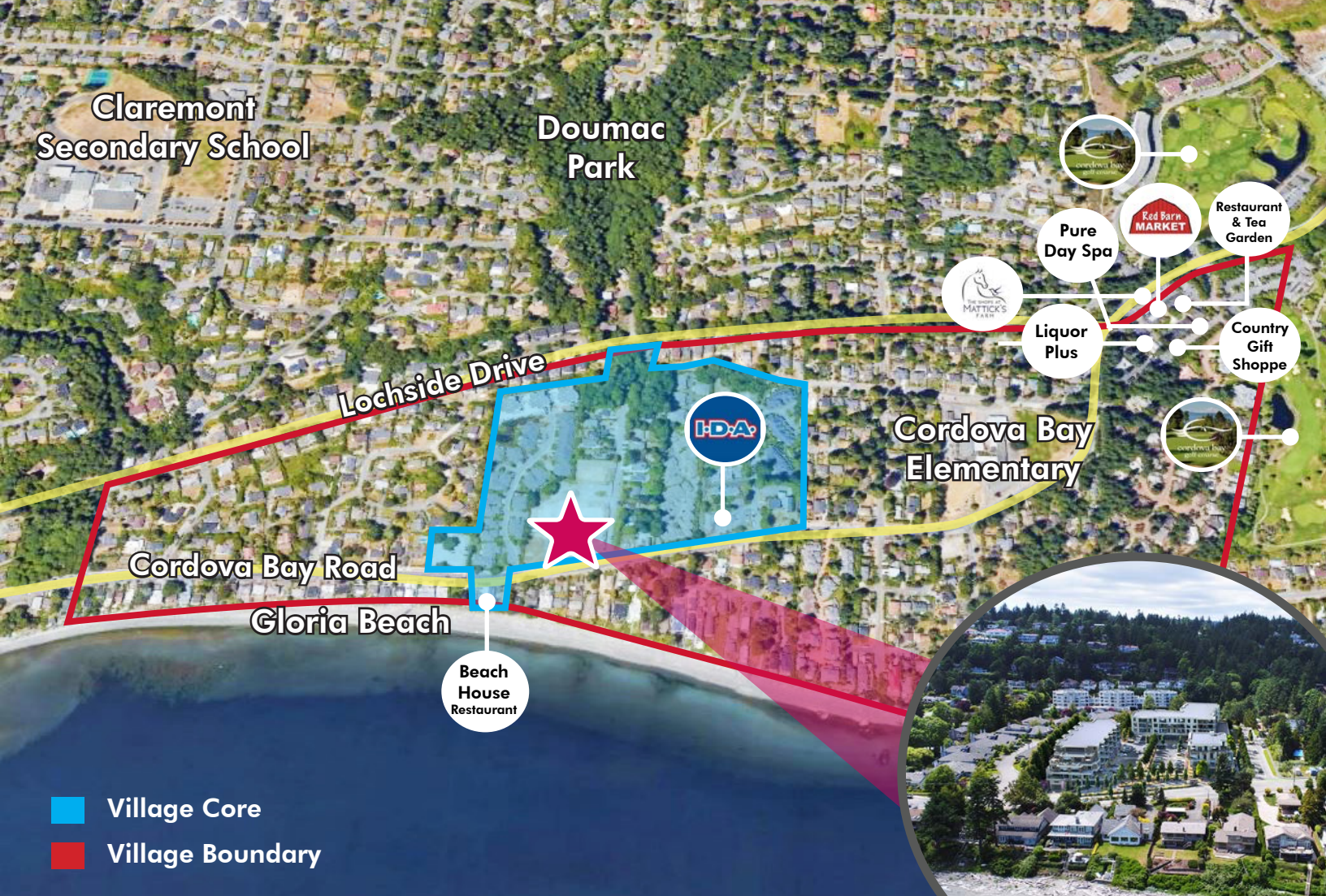
Approximately 6,000 cars travel by the Haro daily.

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 and within the commercial core of the village centre. This neighbourhood is one of the most sought after areas in Greater Victoria resulting in a dramatic increase in population. A destination for locals and tourists, Mattick's Farm is nearby with a boutique shopping experience with retail shops and restaurants. This friendly community is an outdoor enthusiasts dream, with the Cordova Bay Golf Course and it's executive course The Ridge, hiking, kayaking, 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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