

FOR SALE

# Rare Opportunity for Grocery Owner Occupier

## THE HARO

VIEW LIFE. LIVE INSPIRED.

5120 Cordova Bay Road | Victoria, BC



13,548 SF Strata Unit in Cordova Bay's New Landmark Development



**Building 1**  
Completion Fall 2021  
Tenants Include:  
Medical & Dental  
Pharmacy  
Spa

**Building 2 - GROCERY SPACE**  
Completion Spring 2022

**Building 3**  
Completion Fall 2021  
Tenants Include:  
Financial  
Restaurant  
Cafe



# Be the grocery anchor in Cordova Bay's landmark development.



Survey from Cordova Bay Association members confirmed that well over 80% of households would change their grocery shopping destination to The Haro

## Project Overview

The Haro is Cordova Bay's newest development that will provide the community with a host of boutique retailers, restaurants and professional services. With a total of over 35,000 sq. ft. of retail/office space in 3 separate buildings, the Haro development is ideal for a grocery anchor who caters to time-pressed busy families, and retired and empty nester's alike. The 13,548 sq. ft. ground level space spans over one entire building. Cordova Bay is the only neighbourhood centre in all of Greater Victoria that is yet to be serviced by a medium to large size grocer.

## The Highlights

PRICE: \$6,500,000

Size	13,548 Sq. Ft. ground floor retail
Loading	Spacious loading zone with dock level loading
Ceiling Heights	19'4"
Strata Fees	\$36,444/year approx.
Patio	Expansive patio/outdoor area for additional retail space
Parking	183 surface level/underground stalls Surface: designated for retail customers Underground: reserved for commercial and residential owners, and visitor parking for retail/office
Completion	Estimated Q2 2022

Build equity in your real estate while controlling the future of your business.

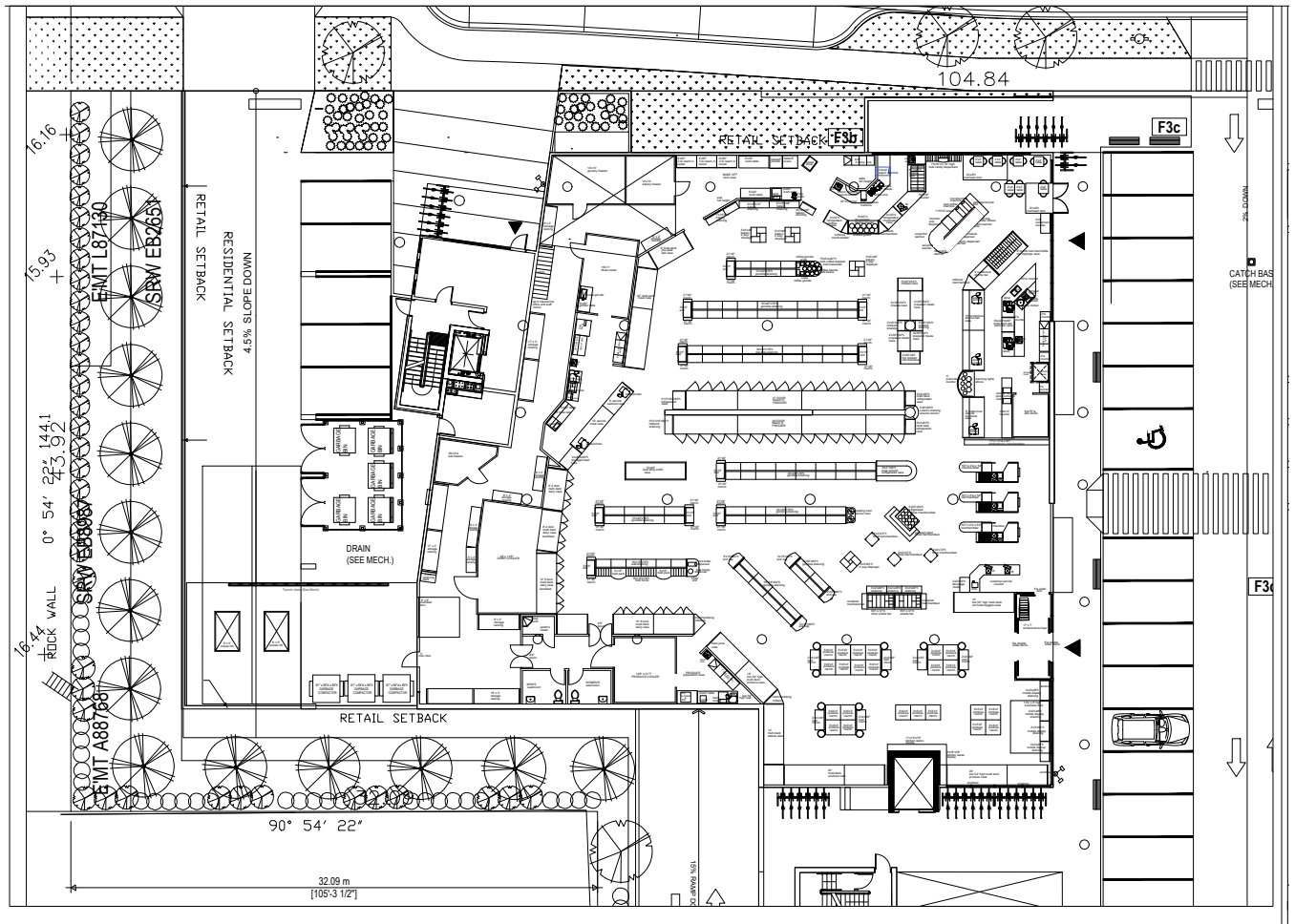




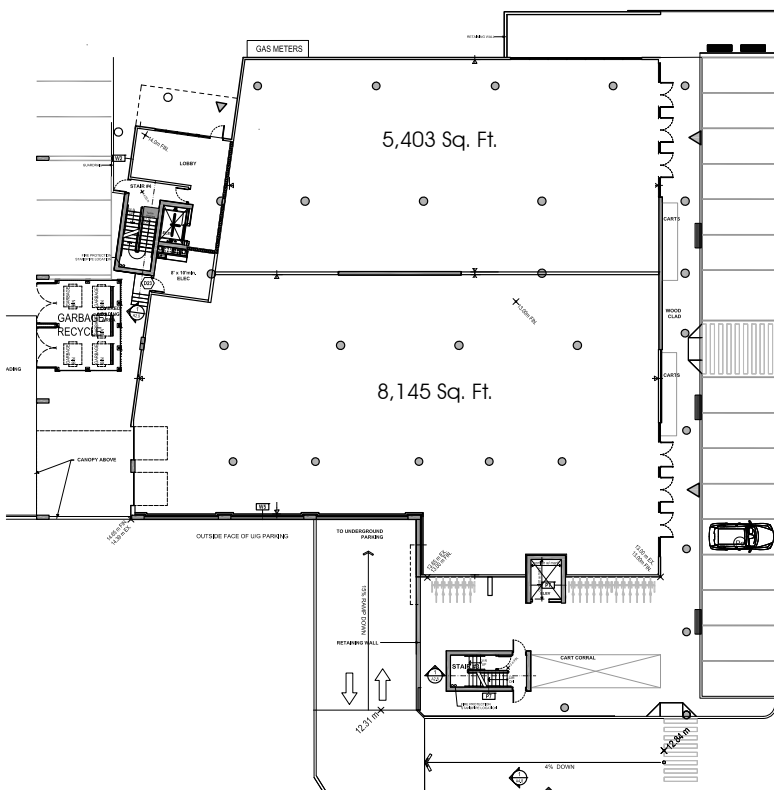
# Design your future at The Haro...

## Conceptual Layout

Doumac Avenue



Can be demised for small format grocer and complementary adjacent tenant



# Your business can benefit from one of the fastest growing communities in Greater Victoria

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



Currently the estimated population is 13,491 within a 3km radius, and 34,560 within a 5km radius.



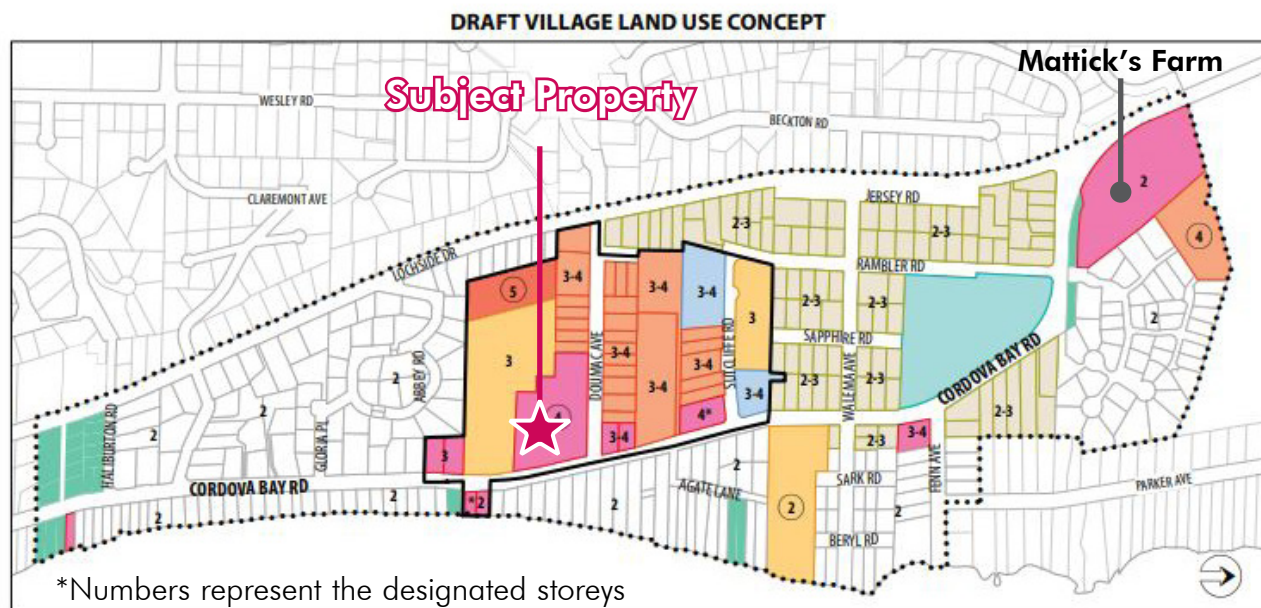
Approximately **400+ residential units in planning/ approved within 2km of the Haro.**



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

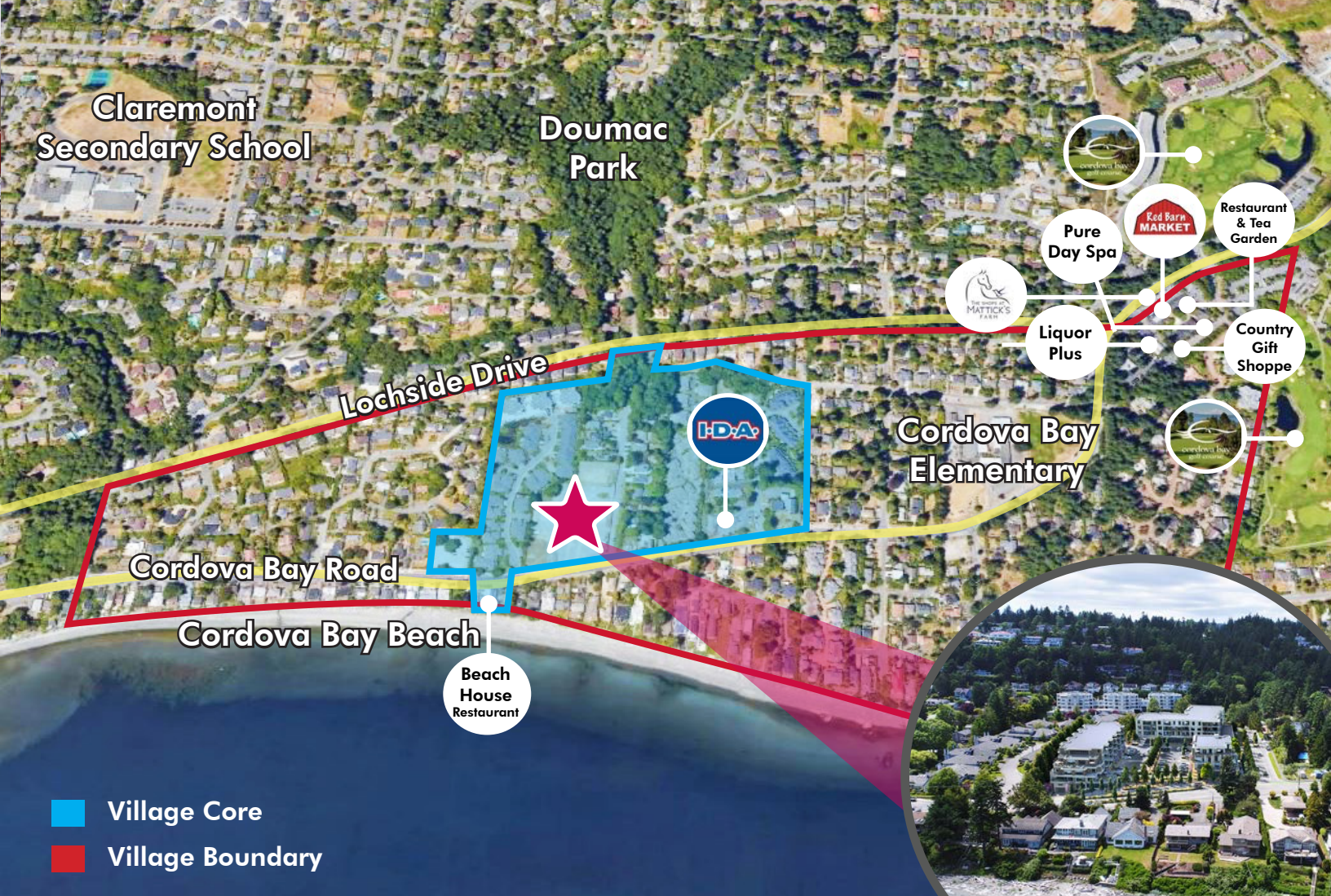


Approximately 6,000 cars travel by the Haro daily.



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.





## About the Community

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.







Grocery Anchor Opportunity  
13,548 Sq. Ft.  
Price: \$6,500,000

[www.theharo.com](http://www.theharo.com)

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**THE HARO**  
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VICTORIA

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