

Café/Bistro Opportunity For Sale

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 & 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 32% within a 1 km 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
- ▶ 3 underground reserved parking stalls



Café/Bistro Opportunity For Sale

5120 Cordova Bay Road | Victoria, BC

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 mixed-use 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 empty nesters alike.

Unit Details

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

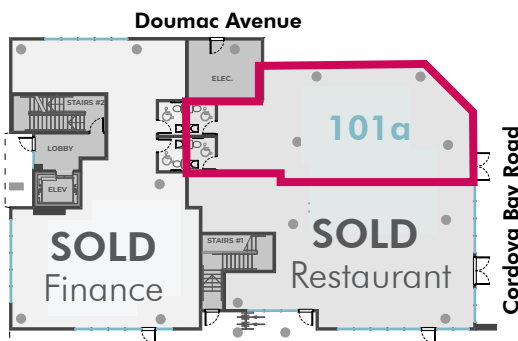
Unit Highlights

- 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
- 3 underground reserved parking stalls
- 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

Zoning: C-3 Shopping Centre Zone

Uses permitted but not limited to:

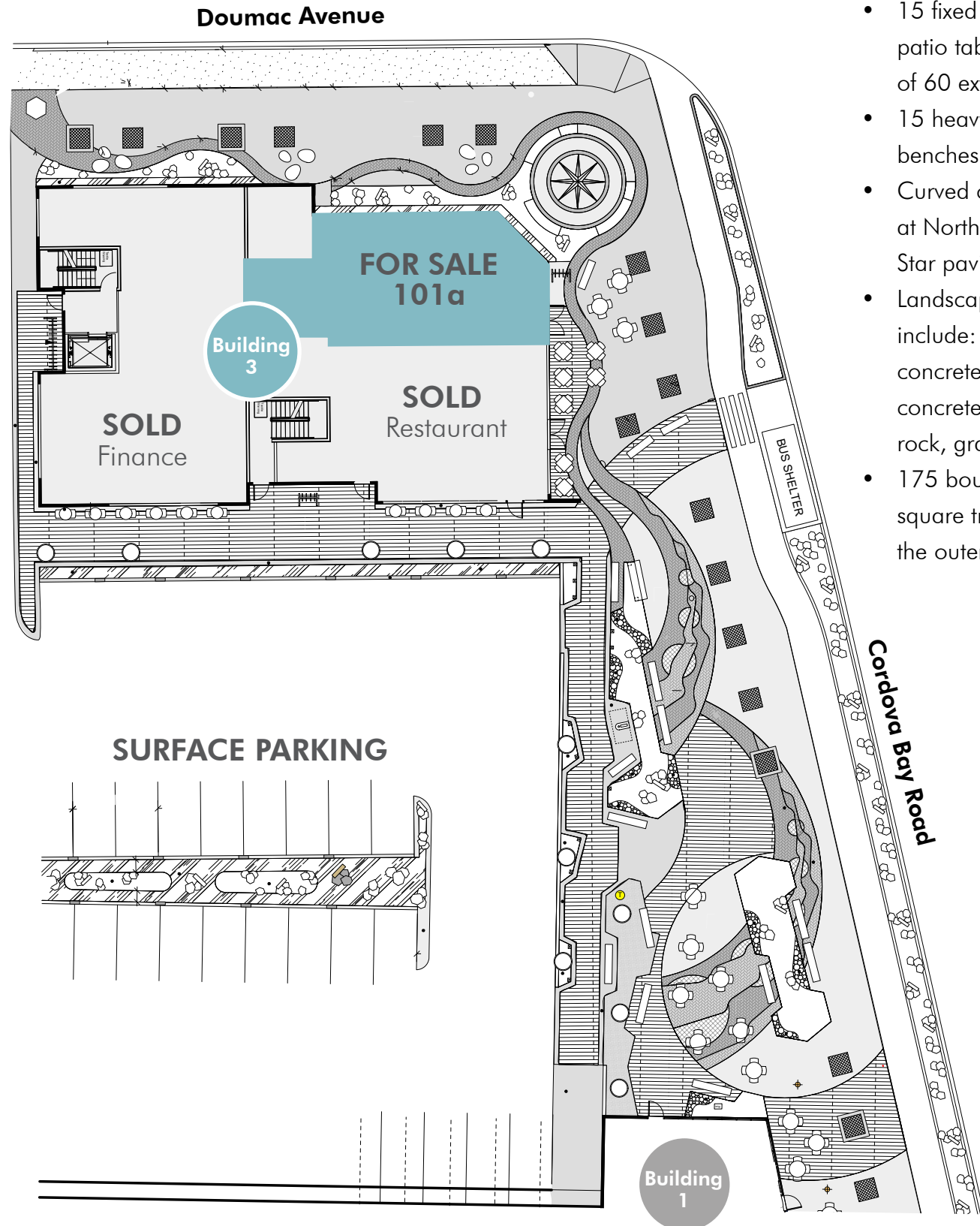
- Retail
- Personal services
- Restaurant
- Office
- Daycare
- Fast Food Restaurant



Café/Bistro Opportunity For Sale

5120 Cordova Bay Road | Victoria, BC

Landscaping & Public Space



Features

- 15 fixed concrete 4-top patio tables for a total of 60 extra seats
- 15 heavy timber benches (6ft-8ft)
- Curved concrete bench at North East Nautical Star paving feature
- Landscape finishings include: broom finished concrete, cobble concrete pavers, river rock, grass, log rounds
- 175 boulders & 22 square tree grates line the outer perimeter

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.

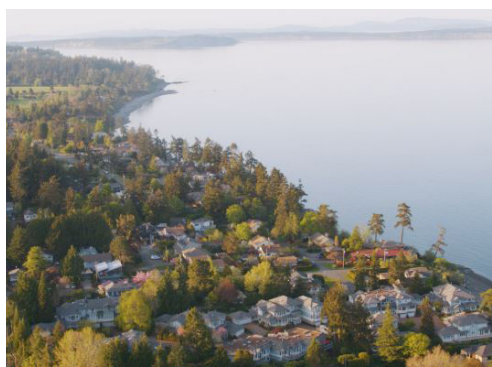


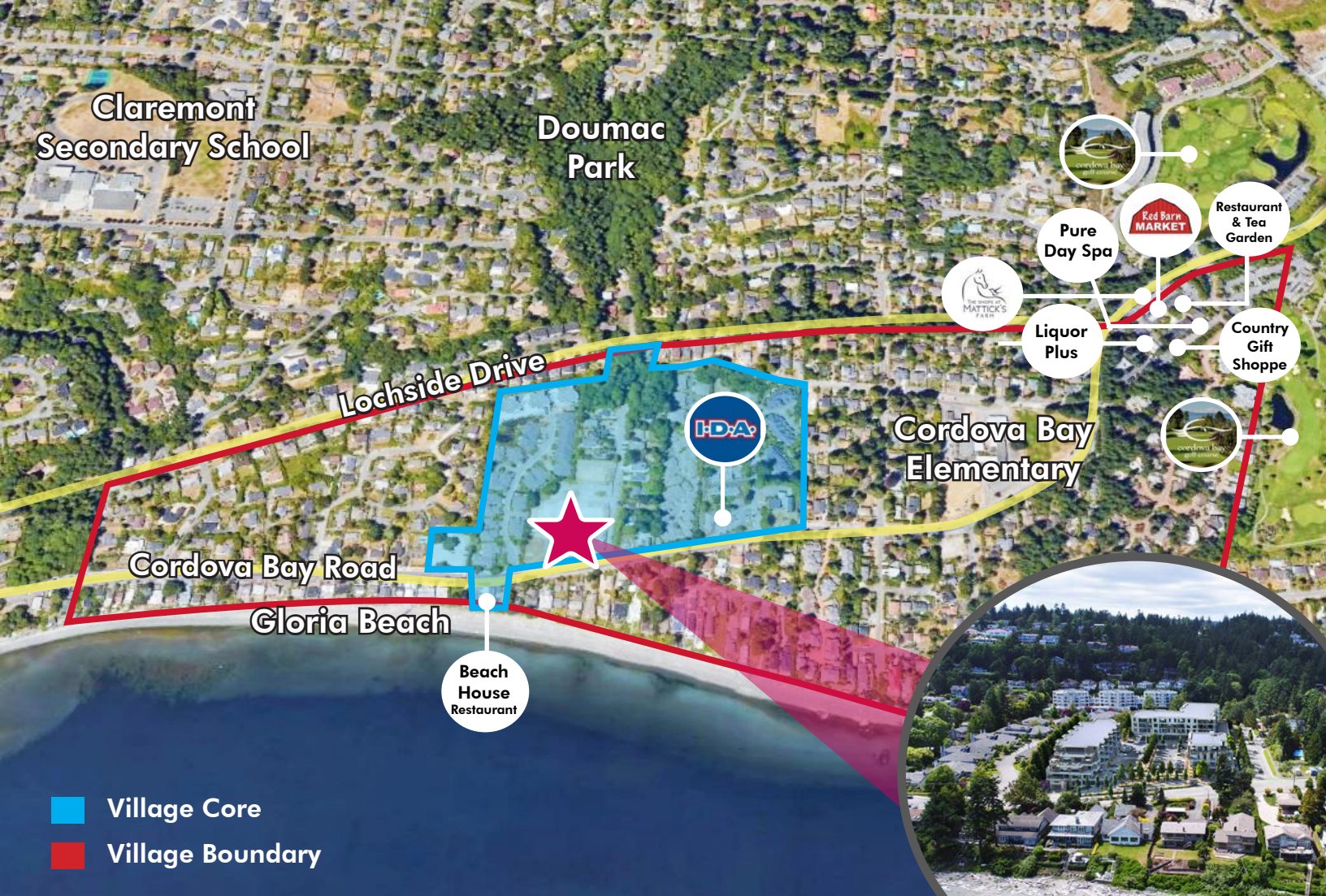
Approximately 6,000 cars travel by the Haro daily.

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 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.





Size: 1,388 Sq. Ft.
Price: \$830,000

www.theharo.com

CONTACT US

Ross Marshall
Personal Real Estate Corporation
Senior Vice President
Brokerage Services
250 386 0004
ross.marshall@cbre.com

Chris Rust
Personal Real Estate Corporation
Senior Vice President
Brokerage Services
250 386 0005
chris.rust@cbre.com

www.cbrevictoria.com | CBRE Limited
1026 Fort Street, Victoria, BC V8V 3K4 | 250 386 0000

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.

THE HARO
VIEW LIFE. LIVE INSPIRED.

INVESTMENT PROPERTIES GROUP
VICTORIA

CBRE