

**THE HARO**

VIEW LIFE. LIVE INSPIRED.

5120 Cordova Bay Road | Saanich, BC

**FOR SALE**

# Last 2 Remaining Strata Units in Cordova Bay's New Landmark Development

**OVER  
90%  
SOLD**



**Building 2**  
Last Unit Remaining

**Building 1**  
Last Unit Remaining

**Building 3**  
SOLD OUT

INVESTMENT PROPERTIES GROUP  
V I C T O R I A

**CBRE**



# Building 1

## Unit Details

<b>Unit #</b>	101B
<b>Size</b>	1,664 sq. ft.
<b>Strata Fees</b>	\$620/month approx.
<b>Price</b>	<b>\$825,000</b>

## Unit Highlights

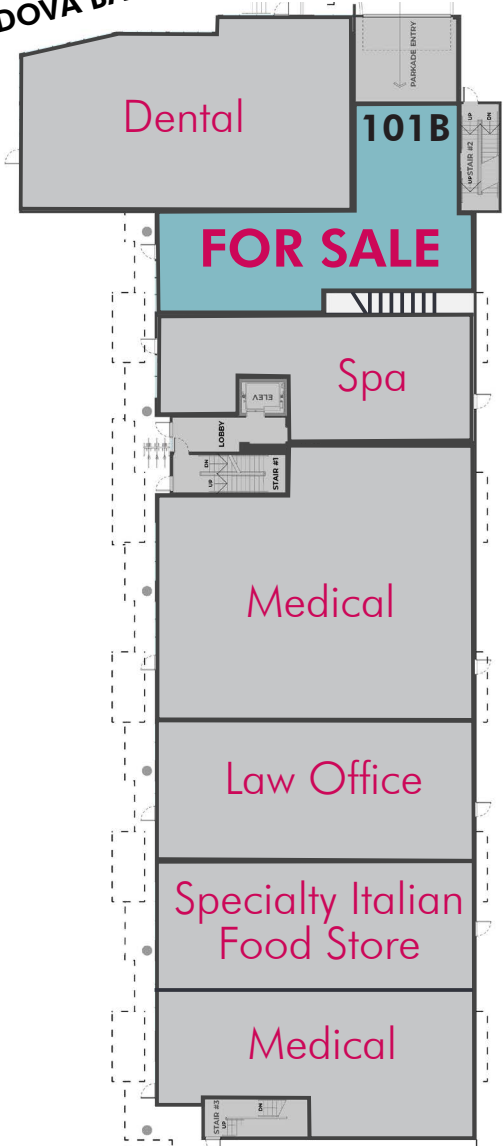
- Storefront glazing providing natural light
- Prominent signage opportunity
- 8' ceiling heights
- 200 amp service
- Occupancy estimated Q4 2021
- 3 underground reserved parking stalls

## Zoning: C-3 Shopping Centre Zone

Uses permitted but not limited to:

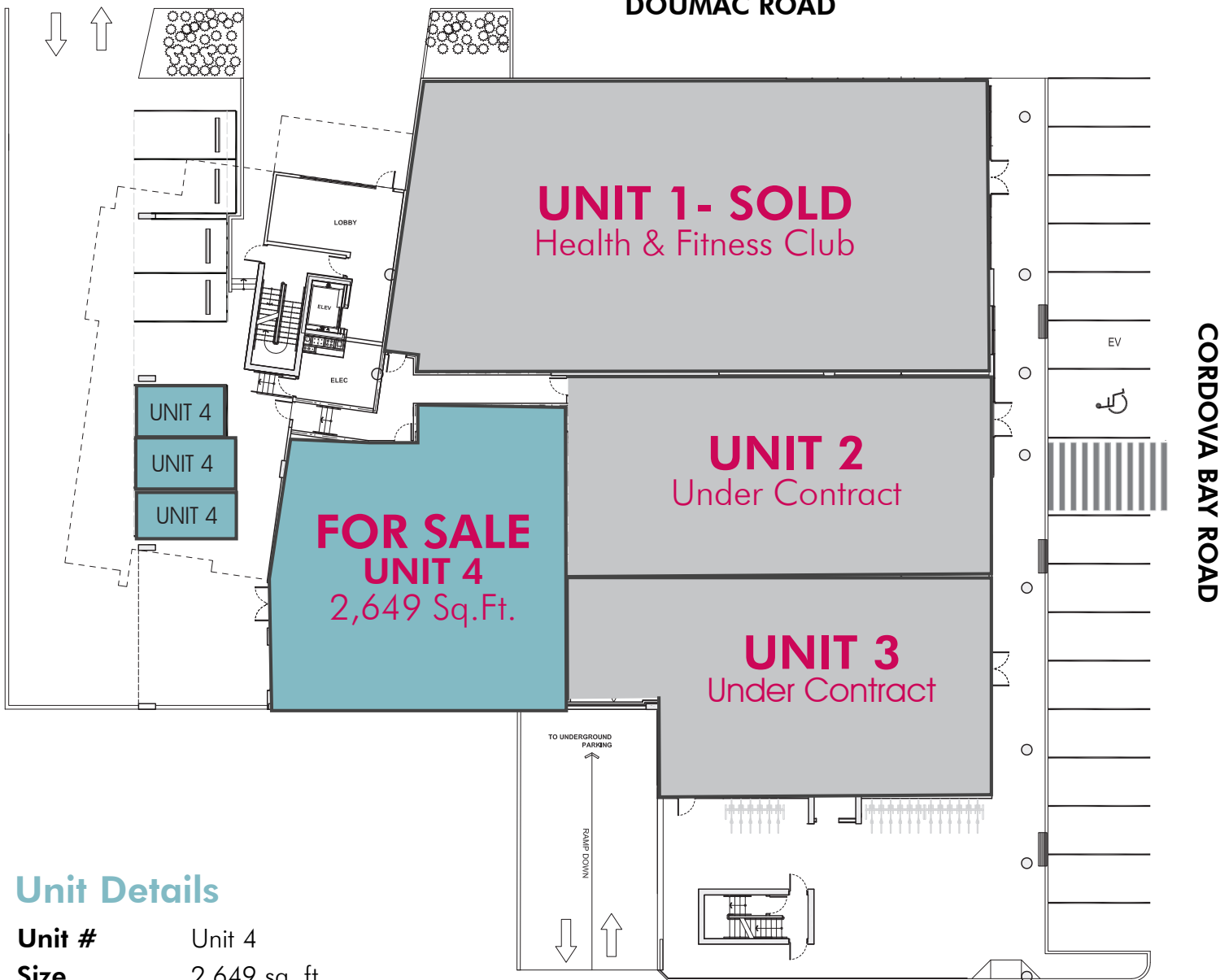
- Retail
- Medical services
- Personal services
- Restaurant
- Office
- Daycare

CORDOVA BAY ROAD



# Building 2

DOUMAC ROAD



## Unit Details

Unit #	Unit 4
Size	2,649 sq. ft.
Strata Fees	\$7,126/year approx.
Price	<b>\$1,450,000 (plus GST)</b>

## Unit Highlights

- Ground floor retail/office space
- 183 surface level/underground parking stalls onsite
- 3 reserved LCP underground parking stalls, 3 reserved LCP surface parking stalls in front of unit
- 200 amp service
- Occupancy estimated Q2 2022

## Zoning: C-3 Shopping Centre Zone

Uses permitted but not limited to:

- Retail
- Medical services
- Personal services
- Restaurant
- Office
- Daycare



# 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.



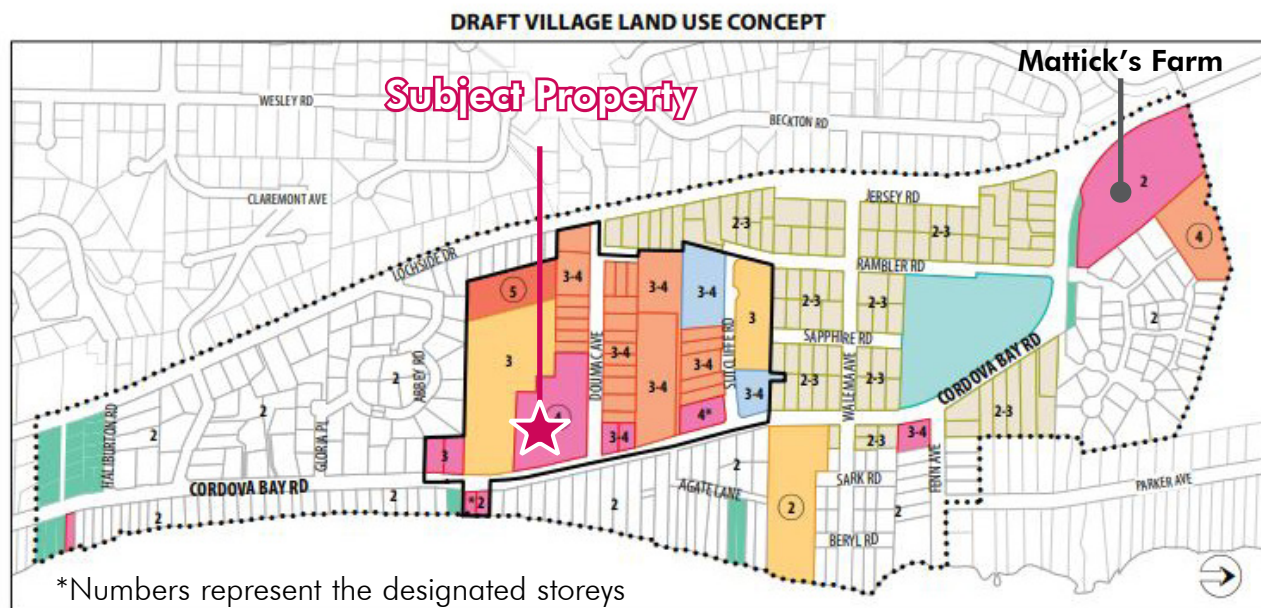
Approximately **400+ residential units in planning/ approved within 2km of the Haro.**



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



Approximately **8,370 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.





**OVER  
90%  
SOLD**



**Last 2 Remaining  
Retail/Office Strata Units  
Price: \$825,000 - \$1,450,000**

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

## Contact Us

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VICTORIA

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