

THE HARO

VIEW LIFE. LIVE INSPIRED.

5120 Cordova Bay Road | Saanich, BC

FOR LEASE

2,000 SF of Prime Retail/Office Space in Cordova Bay's New Landmark Development

**LAST
UNIT
AVAILABLE**

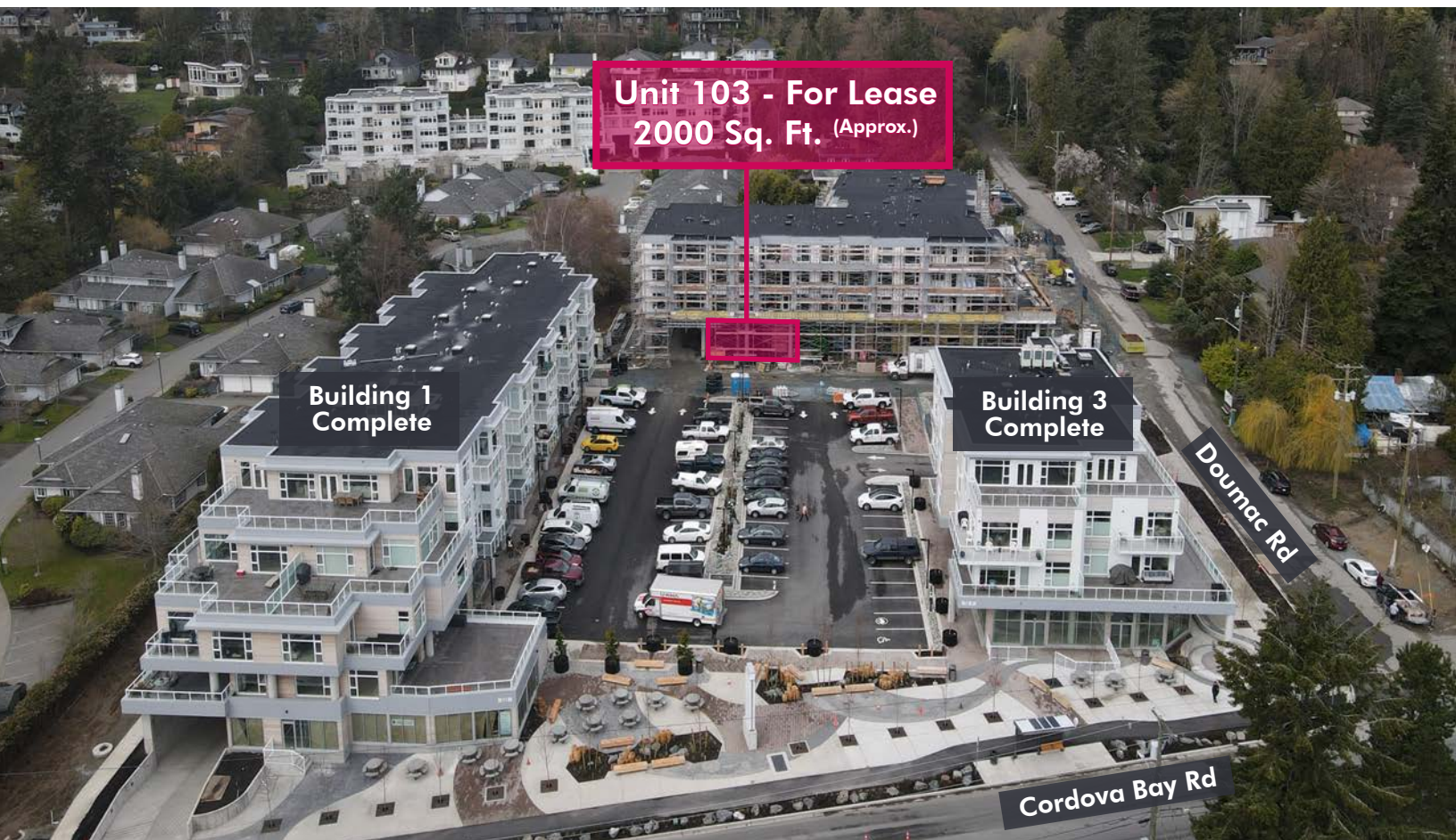
**Unit 103
For Lease**

Leased



Victoria Skin Cancer
Screening & Early Diagnosis

Leased



CBRE

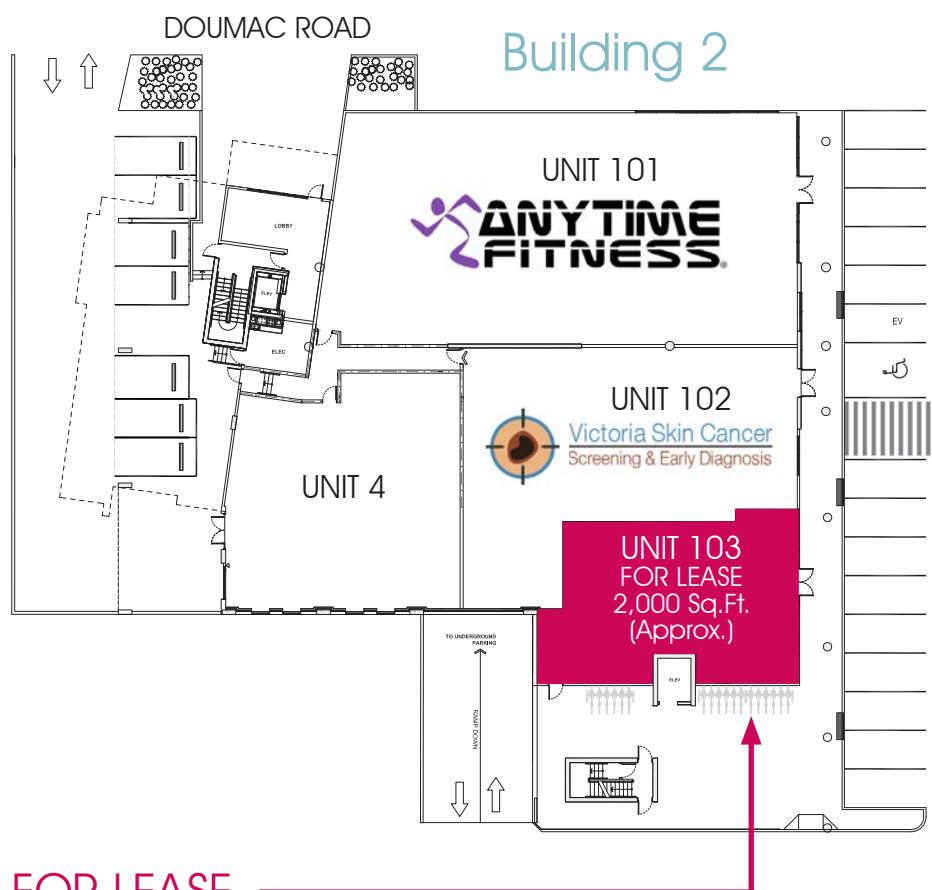
www.cbrevictoria.com

Imagine your future at The Haro in Cordova Bay...

High profile retail/office space available for lease.

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 retail operator looking to service a large, diverse community base with one of the highest average incomes in Greater Victoria.



Unit 103

AVAILABLE FOR LEASE

Size	2,000 SF (approx.) ground floor retail/office
Availability	Q3, 2022
Reserved Parking	Up to 6 reserved underground parking stalls at \$75/month per stall
Customer Parking	On site surface parking stalls
Ceiling Heights	19'4"
Lease Rate	\$32.00 per Sq. Ft.
Additional Rent	\$15.00 per Sq. Ft. (2022 Estimate)

Zoning:

C-3 SHOPPING CENTRE ZONE

Uses permitted but not limited to:

- Retail
- Personal services
- Hardware store
- Office
- Daycare
- Medical Services
- Restaurant
- Assembly

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.



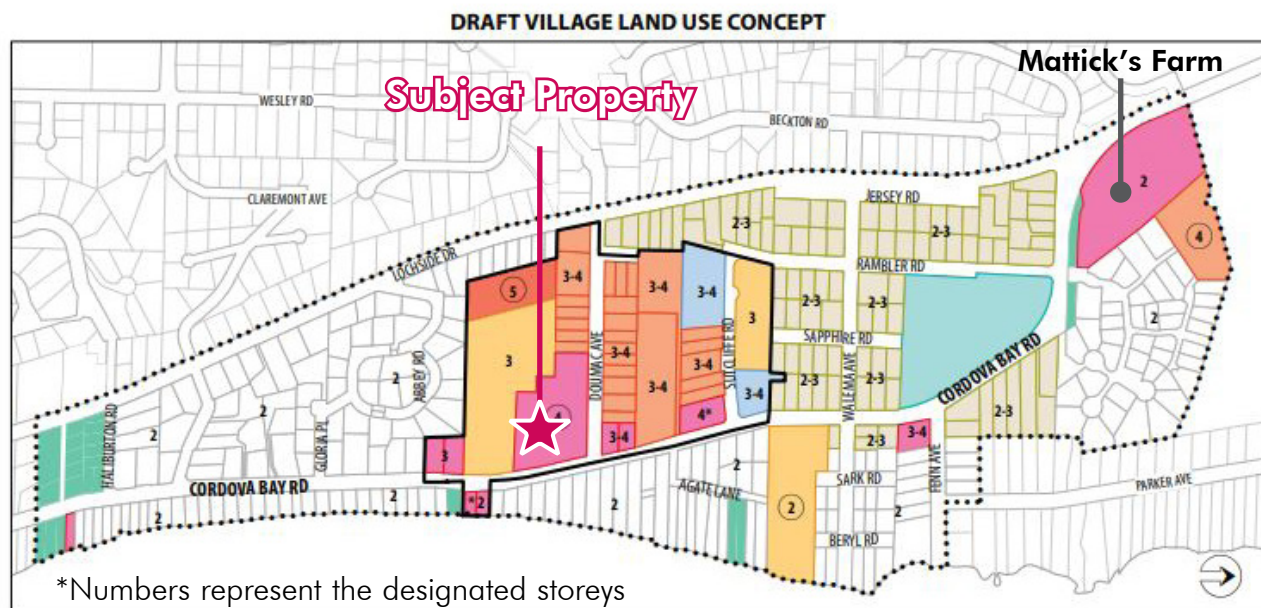
Approximately **400+ residential units in planning/ approved within 2km of the Haro.**



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.





**LAST
UNIT
AVAILABLE**

Unit 103 - For Lease

**Building 1
Complete**

**Building 3
Complete**

**Future Condo
Development**

**Retail/Office Space For Lease
2,000 SF (Approx.)
Lease Rate: \$32.00 PSF**

www.theharo.com

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