



COLWOOD CORNERS

GROCERY ANCHORED RETAIL OPPORTUNITIES
1889-1913 SOOKE RD | COLWOOD BC



onni
group

LIVE. WORK. SHOP. PLAY.

CBRE

AN ALL-ENCOMPASSING COMMUNITY



COLWOOD CORNERS

THE OFFERING

Colwood Corners is located within the City of Colwood and is the most predominant mixed-use development in the area. Ideally situated at the intersection of Goldstream Avenue and Sooke Road, Colwood Corners is in a prime location at the gateway to the West Shore. The open air village style shopping centre provides tenants an opportunity to be part of a "Live, Work, Shop, Play" neighbourhood shopping district.

DETAILS

ADDRESS

1889 - 1913 Sooke Road, Colwood BC

COMPLETED

Available Now

GROSS LEASABLE AREA

Approximately 140,000 SF of retail space

SITE SIZE

Approximately 12.5 Acres

ZONING

CD7 Comprehensive Development

PARKING

550 stalls / 4 stalls per 1,000 SF

ANCHOR TENANTS

Save-On Foods, London Drugs

ADDITIONAL RENT

\$15.00 PSF (estimated)

LIVE. WORK. SHOP. PLAY.

AN ALL-ENCOMPASSING COMMUNITY



300+
RESIDENTS
ABOVE

OPEN AIR
SHOPPING
EXPERIENCE

GROCERY
ANCHOR

HIGH
VISIBILITY
SIGNAGE

HIGH
TRAFFIC
LOCATION

SITE PLAN

APPROX. 140,000 SF OF RETAIL

COLWOOD CORNERS

AVAILABILITY



BUILDING 1 - 1913 SOOKE RD
 100 Save-On Foods - NOW OPEN
 130 Firehouse Subs
 140 Available - 2,376 SF
 150 Physio HQ

BUILDING 2 - 1911 SOOKE RD
 109-125 Acekids Daycare
 105 AUSCA Dental
 101 Available - 2,637 SF

BUILDING 3 - 1909 SOOKE RD
 129 Green Leaf Vietnamese Bistro
 125 KH Silver Nails
 121 The Look, Hair Salon
 117 Club Pilates
 113 Available - 1,905 SF
 109 Available - 1,905 SF
 105 Available - 1,894 SF
 101 Available - 2,088 SF

BUILDING 4 - 1903 SOOKE RD
 100 Opa
 104 Barburrito
 108 Available - 3,326 SF

BUILDING 5 - 1901 SOOKE RD
 100 Coast Capital
 104 Supplement King
 108 First Choice Haircutters
 112 Westland Insurance
 116 Burger Crush
 120 Mary Browns
 124 Papa John's

BUILDING 6 - 1889 ISLAND HWY
 100 TD Bank - NOW OPEN

BUILDING 7 - 1901 SOOKE RD
 701 Available - 512 SF

BUILDING 8 - 1907/1905 SOOKE RD
 1 Available - 1,389 SF
 (Restaurant Opportunity w/ Patio)
 2 Rise Cannabis
 3 PetValu
 4 4 Mile Liquor
 5 London Drugs - NOW OPEN

- CONFIRMED DEAL
- OFFER STAGE
- PENDING
- AVAILABLE

AVAILABLE NOW

75% LEASED

THE DEVELOPER RESERVES THE RIGHT TO MAKE CHANGES TO THE FLOOR PLANS, PROJECT DESIGN, SPECIFICATIONS AND FEATURES, WITHOUT NOTICE, SHOULD IT BE NECESSARY. SITE PLANS AND RENDERINGS ARE CONCEPTS ONLY. E.&O.E.



COLWOOD CORNERS

AREA DEMOGRAPHICS

	1 KM	3 KM	5 KM
BUSINESSES	57	1,093	1,924
DAYTIME WORKING POP.	2,884	29,602	73,582
TOTAL POPULATION	3,077	36,249	88,355
PROJ. GROWTH (5 YEAR)	17.2%	7.9%	8.2%
AVG. HOUSEHOLD INCOME	\$102,635	\$112,401	\$116,975
MEDIAN AGE	33.5	40	41.3





**COLWOOD
CORNERS**

2

MINUTE DRIVE
TO DOWNTOWN
COLWOOD

7

MINUTE DRIVE
TO DOWNTOWN
LANGFORD

20

MINUTE DRIVE
TO DOWNTOWN
VICTORIA

LIVE. WORK. SHOP. PLAY.

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The Onni Group is one of North America's leading private real estate developers, with extensive experience designing, developing, building and managing innovative projects. As a fully integrated company that directly oversees every step in the development process, Onni has built over 15,000 homes in the past decade. In addition, the company owns and manages 11.5 million square feet of commercial property and over 7,200 rental apartment units. With offices in Vancouver, Toronto, Chicago, Los Angeles, Phoenix, Seattle and Mexico, Onni continues to expand and diversify into new markets throughout North America.

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