



COLWOOD CORNERS

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



LIVE. WORK. SHOP. PLAY.



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

COMPLETION

Available 2023

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)



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OPEN AIR SHOPPING EXPERIENCE

GROCERY ANCHOR

300+ RESIDENTS ABOVE

HIGH VISIBILITY SIGNAGE

DIRECT CYCLING ACCESS

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 Under Contract
- 140 Available - 1,921 SF
- 150 Physio HQ

BUILDING 2 - 1911 SOOKE RD

- 109-125 Acekids Daycare
- 105 AUSCA Dental
- 101 Under Contract

BUILDING 3 - 1909 SOOKE RD

- 129 Green Leaf Vietnamese Bistro
- 125 KH Silver Nails
- 121 Available - 1,453 SF
- 117 Available - 1,905 SF
- 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 8 - 1907/1905 SOOKE RD

- 1 Available - 1,241 SF (Restaurant Opportunity w/ Patio)
- 2 Rise Cannabis
- 3 PetValu
- 4 4 Mile Lliquor
- 5 London Drugs - NOW OPEN

- CONFIRMED DEAL
- PENDING
- AVAILABLE

AVAILABLE
2023

75%
PRE-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





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**COLWOOD
CORNERS**

<p>2</p> <p>MINUTE DRIVE TO DOWNTOWN COLWOOD</p>	<p>7</p> <p>MINUTE DRIVE TO DOWNTOWN LANGFORD</p>	<p>20</p> <p>MINUTE DRIVE TO DOWNTOWN VICTORIA</p>
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