



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 Under Contract

BUILDING 3 - 1909 SOOKE RD

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

- 1 Available - 1,436 SF (Restaurant Opportunity w/ Patio)
- 2 Rise Cannabis
- 3 PetValu
- 4 4 Mile L liquor
- 5 London Drugs - NOW OPEN

AVAILABLE NOW

75% LEASED

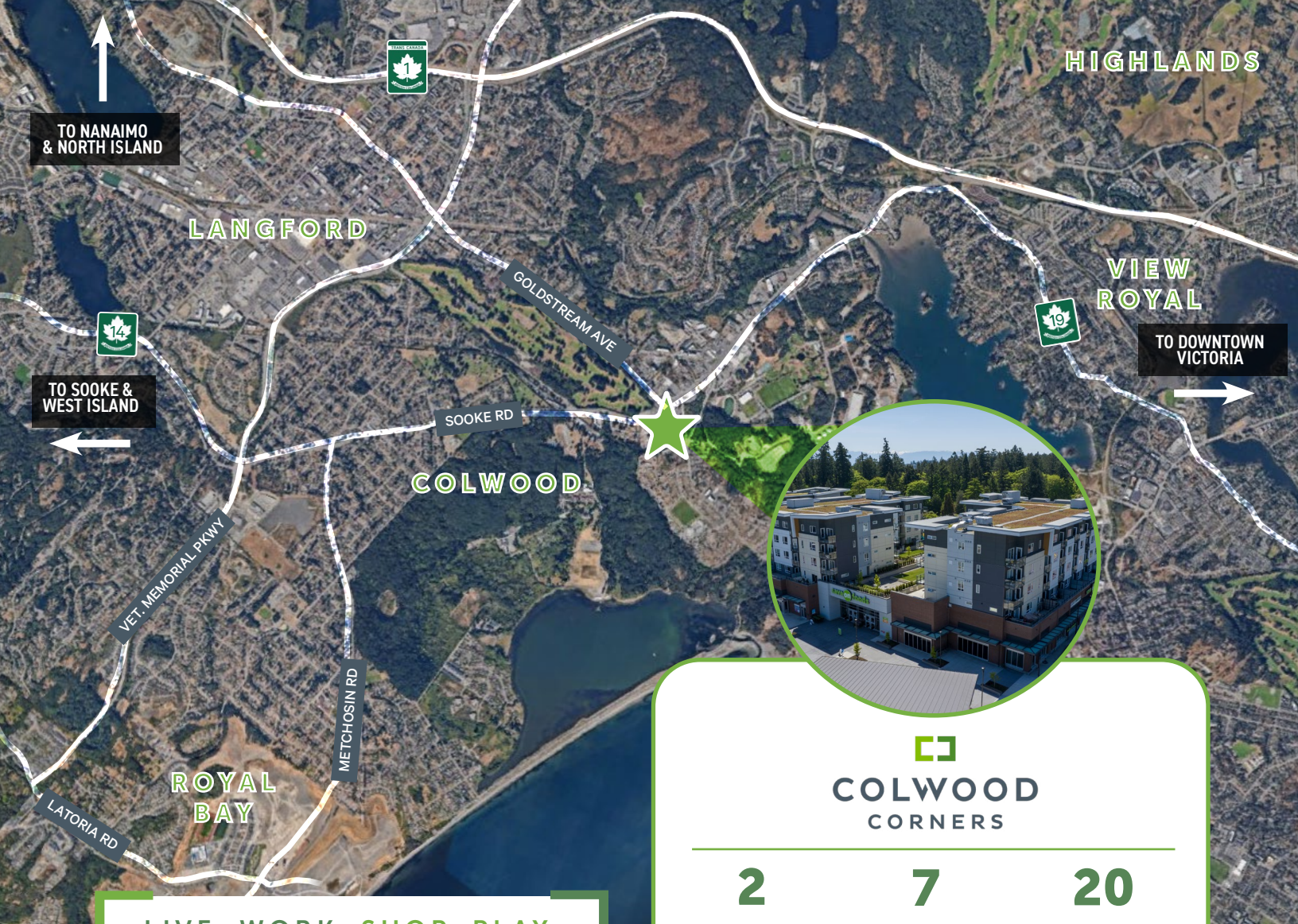



COLWOOD
 CORNERS

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





HIGHLANDS

LANGFORD

VIEW ROYAL

COLWOOD

ROYAL BAY

LIVE. WORK. SHOP. PLAY.



COLWOOD CORNERS

- 2**

MINUTE DRIVE
TO DOWNTOWN
COLWOOD
- 7**

MINUTE DRIVE
TO DOWNTOWN
LANGFORD
- 20**

MINUTE DRIVE
TO DOWNTOWN
VICTORIA

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