



COLWOOD CORNERS

GROCERY ANCHORED RETAIL OPPORTUNITIES
1905-1913 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

1905 - 1913 Sooke Road, Colwood BC

COMPLETION

Available Q3 2022

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	
101	Save-On Foods - NOW OPEN
102	Colwood Corners Sales Office
103	Available - 3,415 SF (demisable)
BUILDING 2	
201-205	Acekids Daycare
206	Available - 2,185 SF
207	Available - 2,637 SF
BUILDING 3	
301-309	Available - 17,524 SF (demisable)
BUILDING 4	
100	Opa
104	Barburrito
106-108	Available - 3,326 SF (Restaurant Opportunity w/ 1,700 SF Patio)
BUILDING 5	
105	Coast Capital
106	Available - 2,380 SF
110	Westland Insurance
114	Burger Crush
118	Mary Browns
122	Papa John's
BUILDING 6	
1	TD Bank - IN POSSESSION
BUILDING 8	
1	Available - 1,241 SF (Restaurant Opportunity w/ Patio)
2	Rise Cannabis
3	PetValu
4	4 Mile Liquor
5	London Drugs - NOW OPEN

- CONFIRMED DEAL
- PENDING
- AVAILABLE

AVAILABLE
2023

75%
PRE-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





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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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