

**FOR SALE
OR LEASE**
FINAL UNIT AVAILABLE!

THE HARO

VIEW LIFE. LIVE INSPIRED.

UNIT 102
1,715 Sq. Ft.



5122 Cordova Bay Road | Saanich, BC
Building 3 - Unit 102

1,715 SF Retail/Restaurant Opportunity With Outdoor Patio

- ▶ Optimal location with prominent signage opportunity and excellent visibility from Cordova Bay Rd
- ▶ 20+ seat patio with additional outdoor seating in front of the unit
- ▶ Benefit from a rapidly growing community with a lack of retail amenities
- ▶ Great tenant mix with office, medical, restaurant and retail tenants
- ▶ Abundance of customer parking plus 5 reserved underground parking stalls
- ▶ Extensive glazing, ample natural light, and 14' ceilings

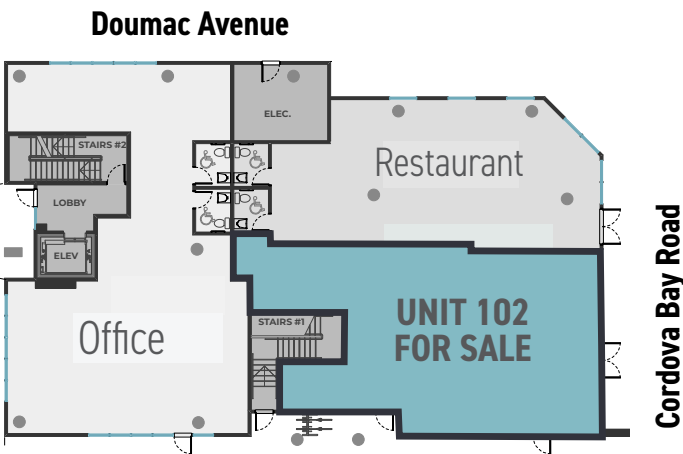


The Opportunity

CBRE Victoria is pleased to present the opportunity to purchase a 1,715 Sq. Ft. ground floor retail strata unit ideal for a cafe or restaurant within a mixed-use 91 unit condominium lifestyle development in Cordova Bay. The unit features exceptional street frontage on Cordova Bay Rd, prominent signage opportunities, 14' ceiling heights and outdoor seating space. With over 35,000 sq. ft. of retail/office space in 3 separate buildings, The Haro development is well suited to businesses providing a variety of services to time-pressed busy families, and empty nesters alike.

Unit Details

Unit #	102 (Building 3)	Net Rent	\$36.00 PSF
Size	1,715 Sq. Ft.	Adtl. Rent	\$15.00 PSF (Approx. 2023)
Strata Fees	\$428.75/month	Availability	Immediately
Price	\$1,295,000		



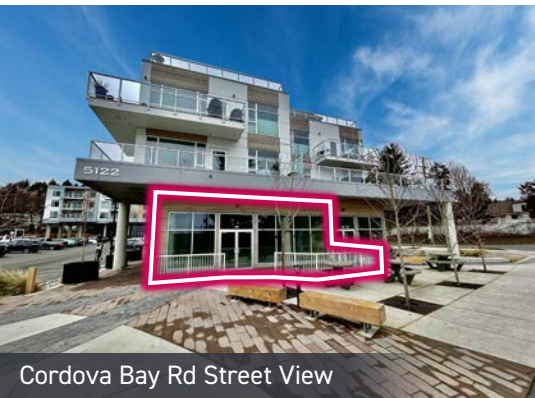
Unit Highlights

- Extensive glazing and lots of natural light
- Key frontage on Cordova Bay Road
- Prominent signage opportunity
- Outdoor seating and landscaped area directly in front of unit
- 5 underground reserved parking stalls
- 14' ceiling heights
- 200 amp service
- Total parking stalls:
 - 183 surface level/underground
 - Surface level: designated for retail customers only
 - Underground: commercial & residential owners

Zoning: C-3 Shopping Centre Zone

Uses permitted but not limited to:

- Retail
- Personal services
- Restaurant
- Office
- Daycare
- Fast Food Restaurant



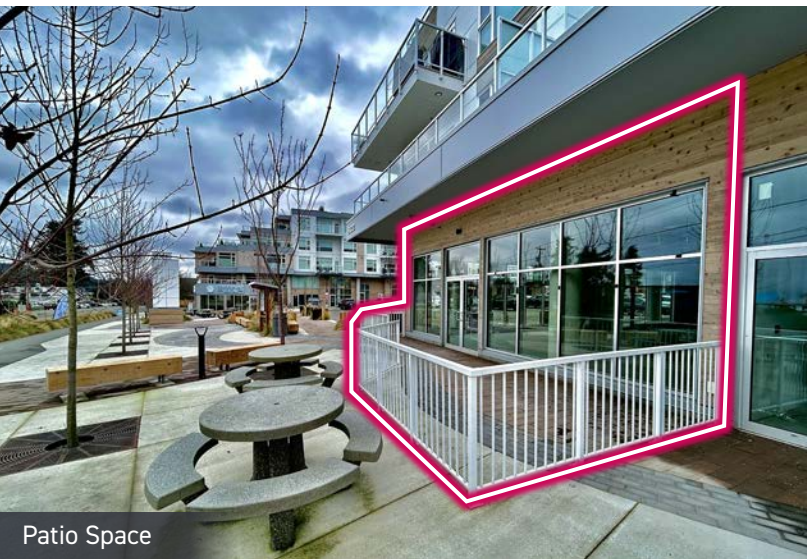
Cordova Bay Rd Street View



Front Entrance



Street Frontage



Patio Space



The Haro Development

Unit 102 Conceptual Restaurant Layout

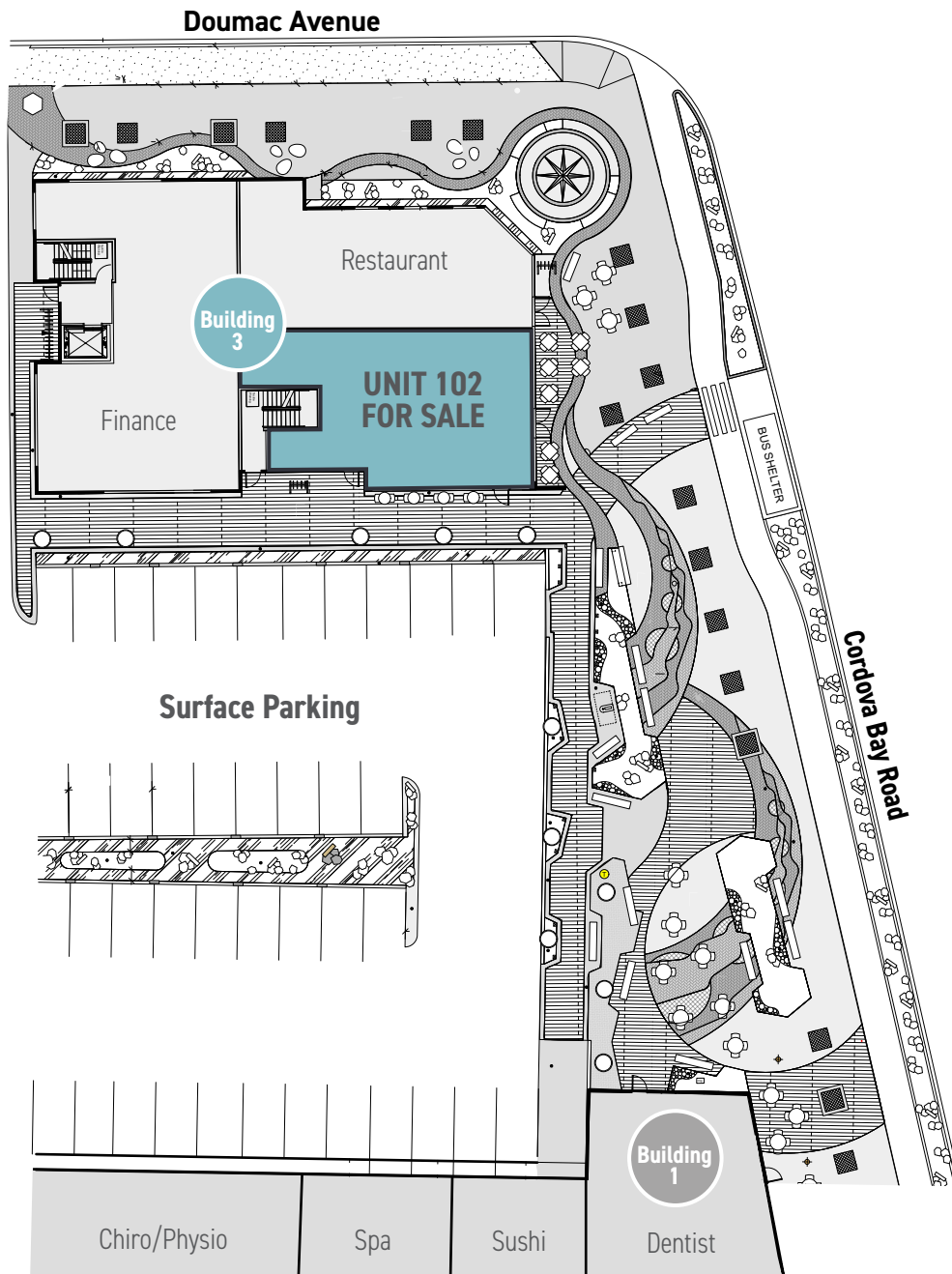
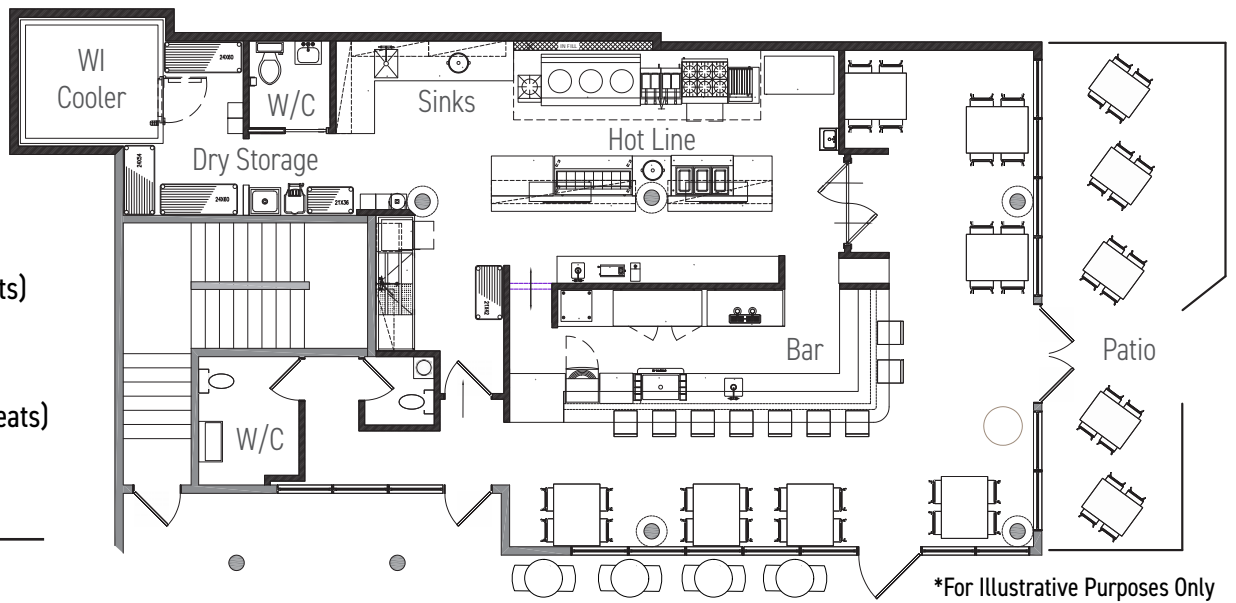
INDOOR SEATING (37 Seats)

- 7 x 4-tops
- 9 Bar Seats

OUTDOOR SEATING (28 Seats)

- 5 x 4-tops
- 4 x 2-tops

65 TOTAL SEATS



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Additional Public Space Features

- 15 fixed concrete 4-top patio tables for a total of 60 extra seats
- 15 heavy timber benches (6ft-8ft)
- Curved concrete bench at North East Nautical Star paving feature
- Landscape finishings include: broom finished concrete, cobble concrete pavers, river rock, grass, log rounds
- 175 boulders & 22 square tree grates line the outer perimeter



Join The Haro's Thriving Business Community



CORDOVA BAY
DENTAL

Ocean Breeze Spa



Plus a Medical Clinic, Restaurants, and Much More...



Grow your business in Cordova Bay



Currently the estimated population is 13,491 within a 3km radius, and 34,560 within a 5km radius.



The population is projected to **increase by 32% within a 1km radius of The Haro by 2025.**



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.

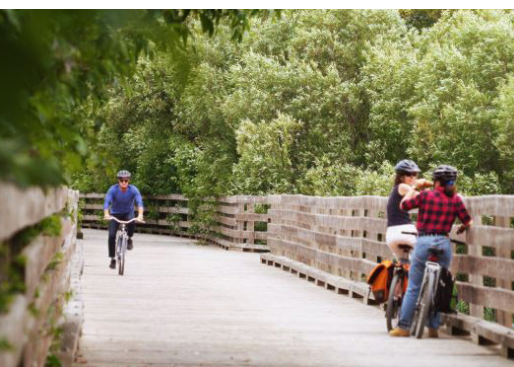


Approximately 6,000 cars travel by the Haro daily.

Local Area Plan (LAP)

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. The new LAP will outline plans to increase density in areas surrounding the Haro to enhance the Village's role as the core of Cordova Bay. Businesses that choose to locate in The Haro stand to benefit from increased population resulting from the newly updated LAP.

DRAFT VILLAGE LAND USE CONCEPT





About the Neighbourhood

The property is located in the seaside neighbourhood of Cordova Bay Village, historically the commercial core of Cordova Bay. With a steady increase in population, this neighbourhood is one of the most sought after areas in Greater Victoria. A destination for locals and tourists, Mattick's Farm is nearby with a boutique shopping experience with grocery, retail, and restaurants. This friendly community is an outdoor enthusiasts dream, with the Cordova Bay Golf Course and it's executive course The Ridge, hiking, kyacking, 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.



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**Future Multifamily
Development**

**Retail/Restaurant Opportunity
For Sale or Lease**

Building 3 | Unit 102

Size: 1,715 Sq. Ft.

Price: \$1,295,000

Lease Rate: \$36.00 PSF

www.theharo.com

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