



**COLWOOD
CORNERS**

Join Colwood Corners

End Cap Opportunity with Patio Space



**UNIT 108
1903 SOOKE ROAD**

CBRE

Opportunity

CBRE Victoria is pleased to present the opportunity to lease brand-new end cap retail space at Colwood Corners. Located in Unit 108 at 1903 Sooke Road, the unit offers 3,326 sq. ft. of demisable space. Featuring a flexible open floor plan, high-exposure signage opportunities, and a dedicated patio area. Qualified tenants will receive a generous tenant improvement package to help bring their vision to life and make the unit turn-key. Your new restaurant will benefit from over 300 residents and 500+ parking stalls at Colwood Corners. Additionally, you will join a diverse existing tenant mix that benefits from ample vehicle traffic and nearby amenities.

Details

Unit 108A	1,658 SF
Unit 108B	1,546 SF
Total Available	3,326 SF
Lease Rate	Contact Listing Agent
Additional Rent	\$15.00 PSF
Zoning	CD7 Comprehensive Development
Available	Immediately

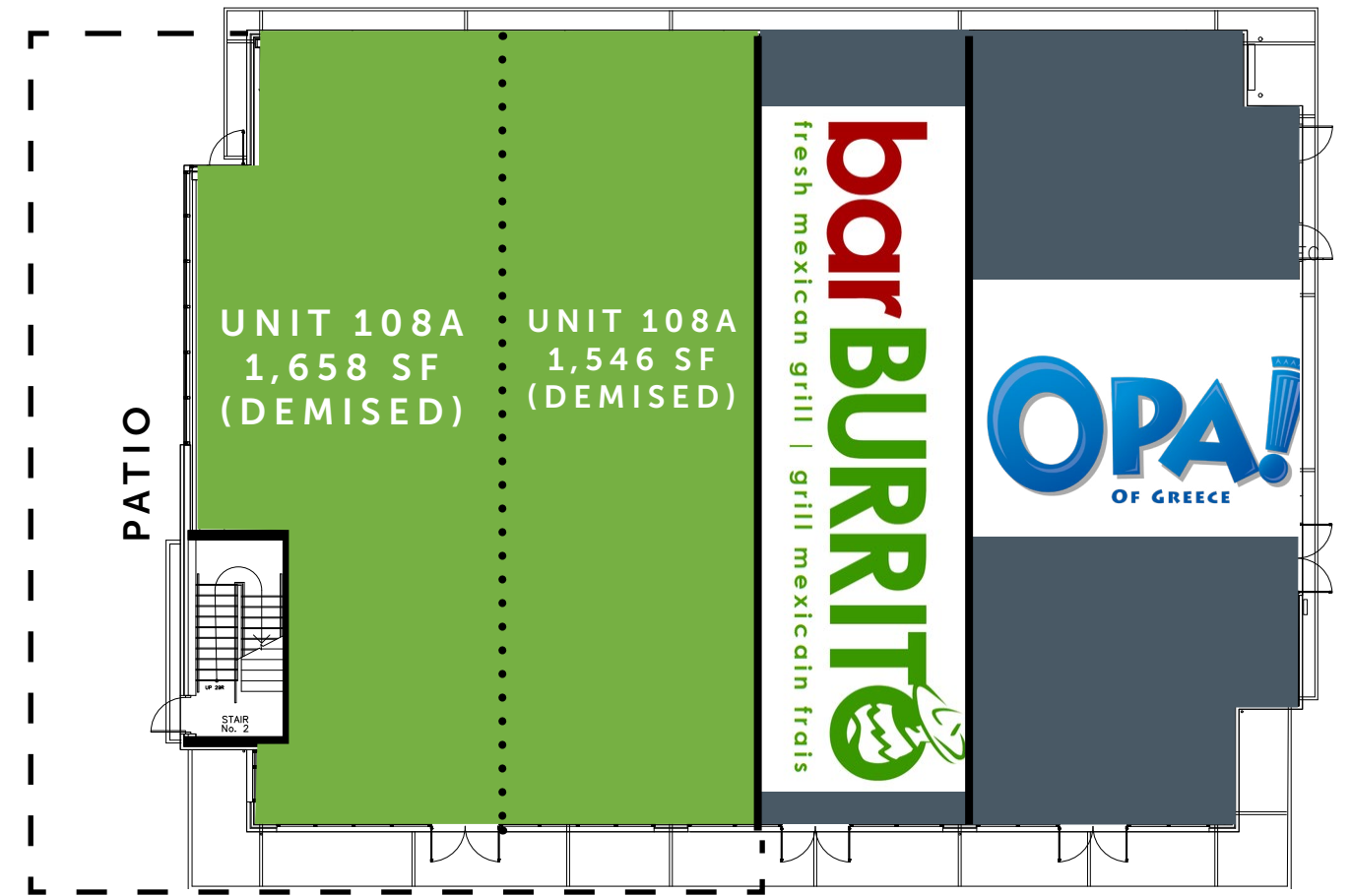
- + End cap unit with dedicated patio space
- + Generous TI package available for qualified tenants
- + Open and flexible floor plan
- + High exposure signage opportunity



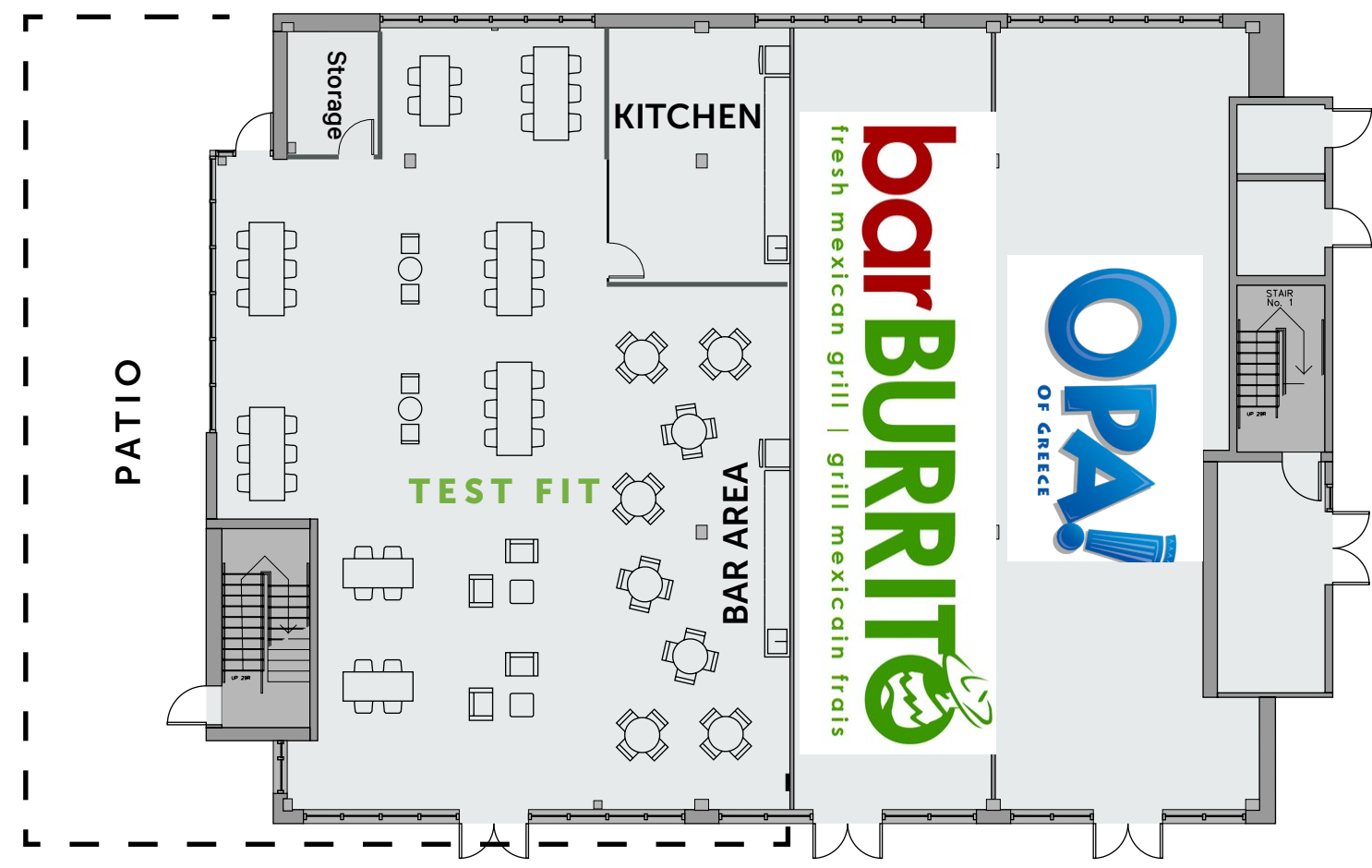
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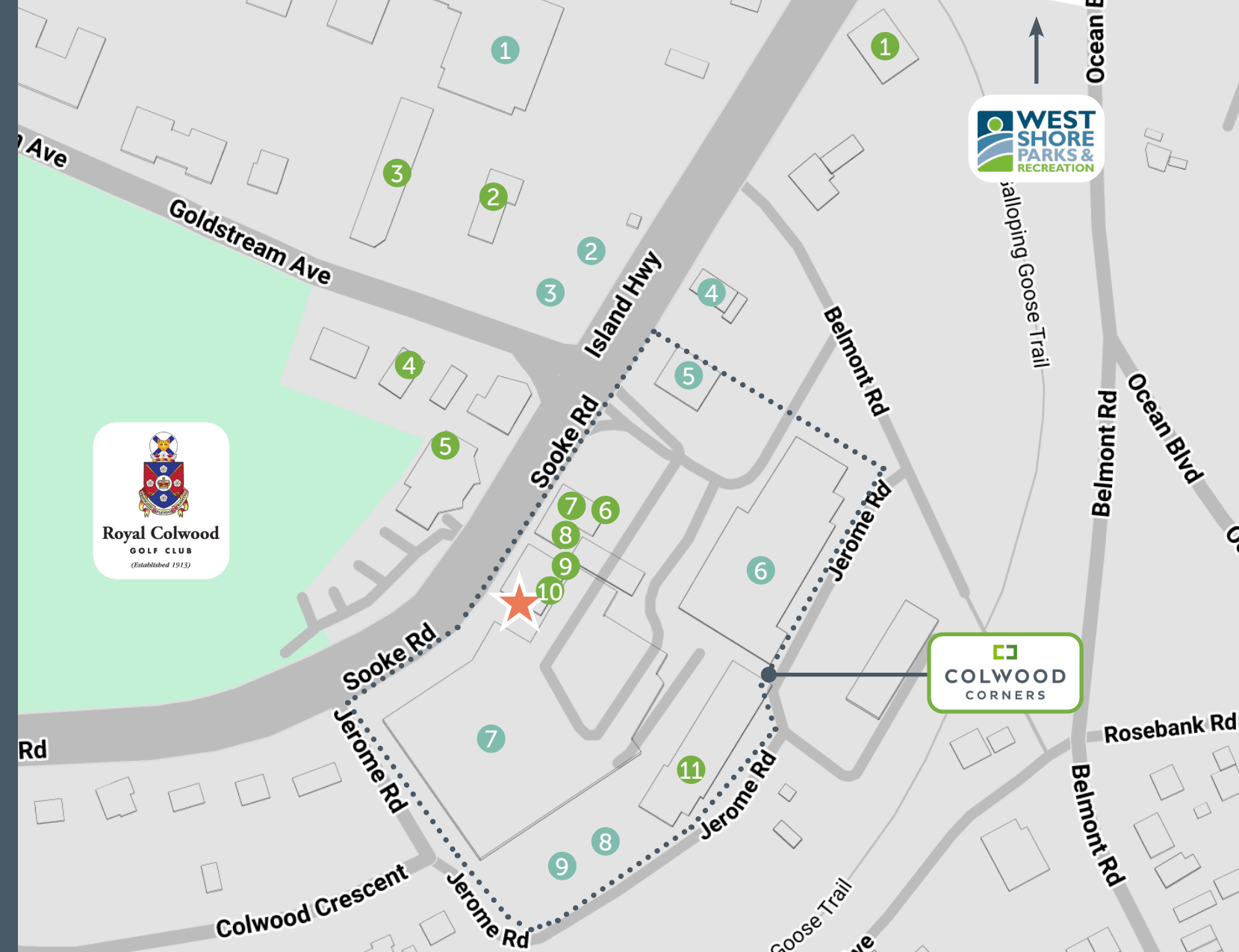
Colwood

Cafes + Restaurants

- 1 Denny's
- 2 Momo Sushi Colwood
- 3 Villages Pizza
- 4 Asian Noodle House
- 5 Pilgrim Coffee House
- 6 Burger Crush
- 7 Mary Brown's Chicken
- 8 Papa Johns Pizza
- 9 OPA of Greece
- 10 barBURRITO
- 11 Green Leaf Vietnamese Bistro

Shopping + Services

- 1 Thrifty Foods
- 2 RBC Royal Bank
- 3 Rexall
- 4 Petro Canada
- 5 TD Canada Trust
- 6 London Drugs
- 7 Save-On-Foods
- 8 AUSCA Dental
- 9 AceKids Daycare
- ★ **Subject**
Unit 108 - 1903 Sooke Road, Colwood BC



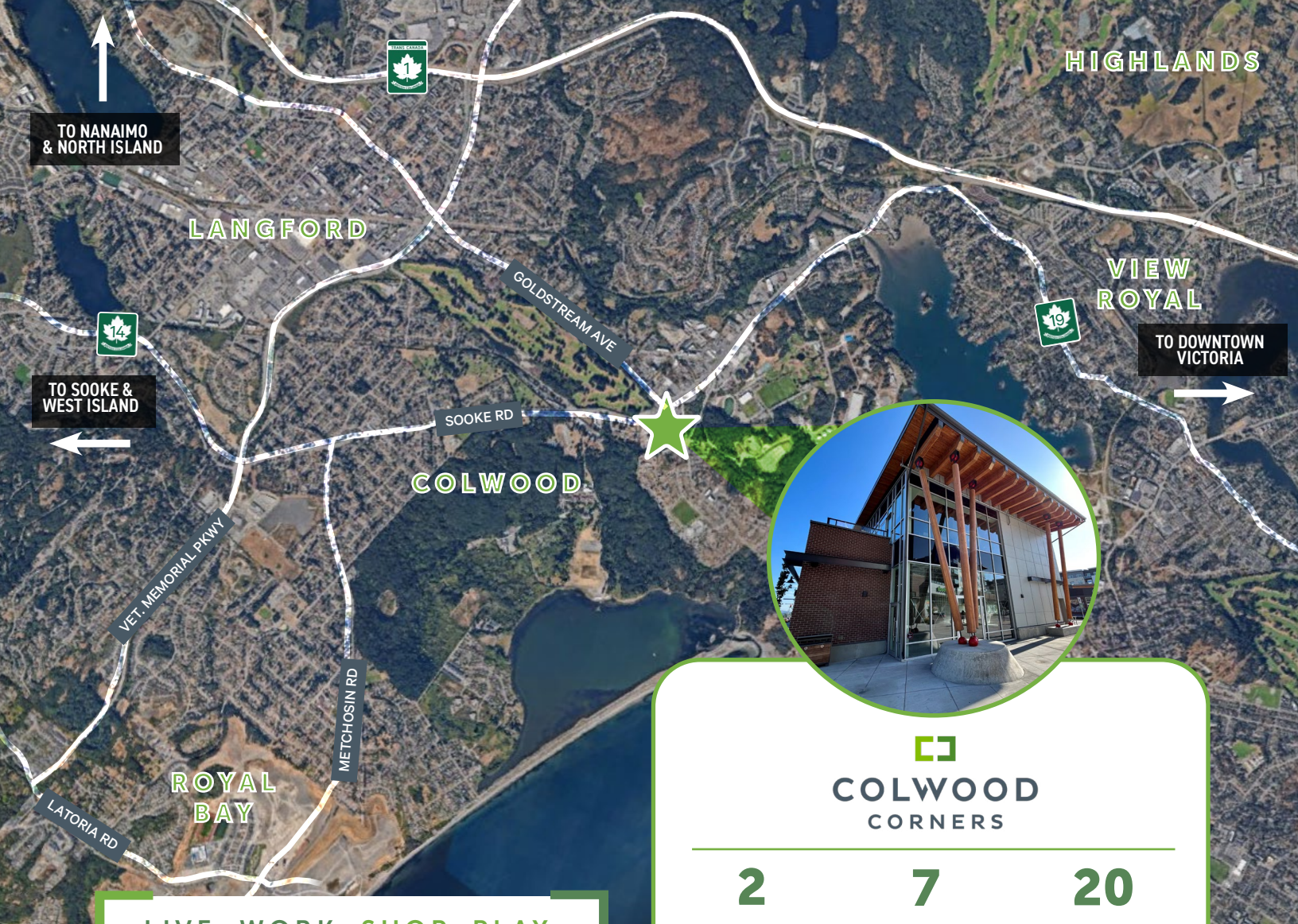
THE PEOPLE

	1KM	3KM	5KM
Population	3,238	38,483	97,770
Projected Population Growth	20.7%	12.9%	12.4%
Average Household Income	\$112,204	\$118,862	\$125,216
Median Age	34.9	39.5	40.1



44 hectare recreation site, also known as the Juan de Fuca Recreation Centre. Activities include playing fields, swimming pool, golf course, tennis court, ice rinks, playgrounds & more.





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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