



**COLWOOD
CORNERS**

Join Colwood Corners

Restaurant Opportunity with Patio Space



**UNIT 108
1903 SOOKE ROAD**

CBRE

Opportunity

CBRE Victoria is pleased to present the opportunity to lease brand-new restaurant space at Colwood Corners. Located in Unit 108 at 1903 Sooke Road, the unit offers 3,326 sq. ft. of space. It features 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 108

Size:	3,326 SF
Lease Rate:	Contact Listing Agent
Additional Rent:	\$15.00 PSF
Zoning:	CD7 Comprehensive Development
Available:	Immediately

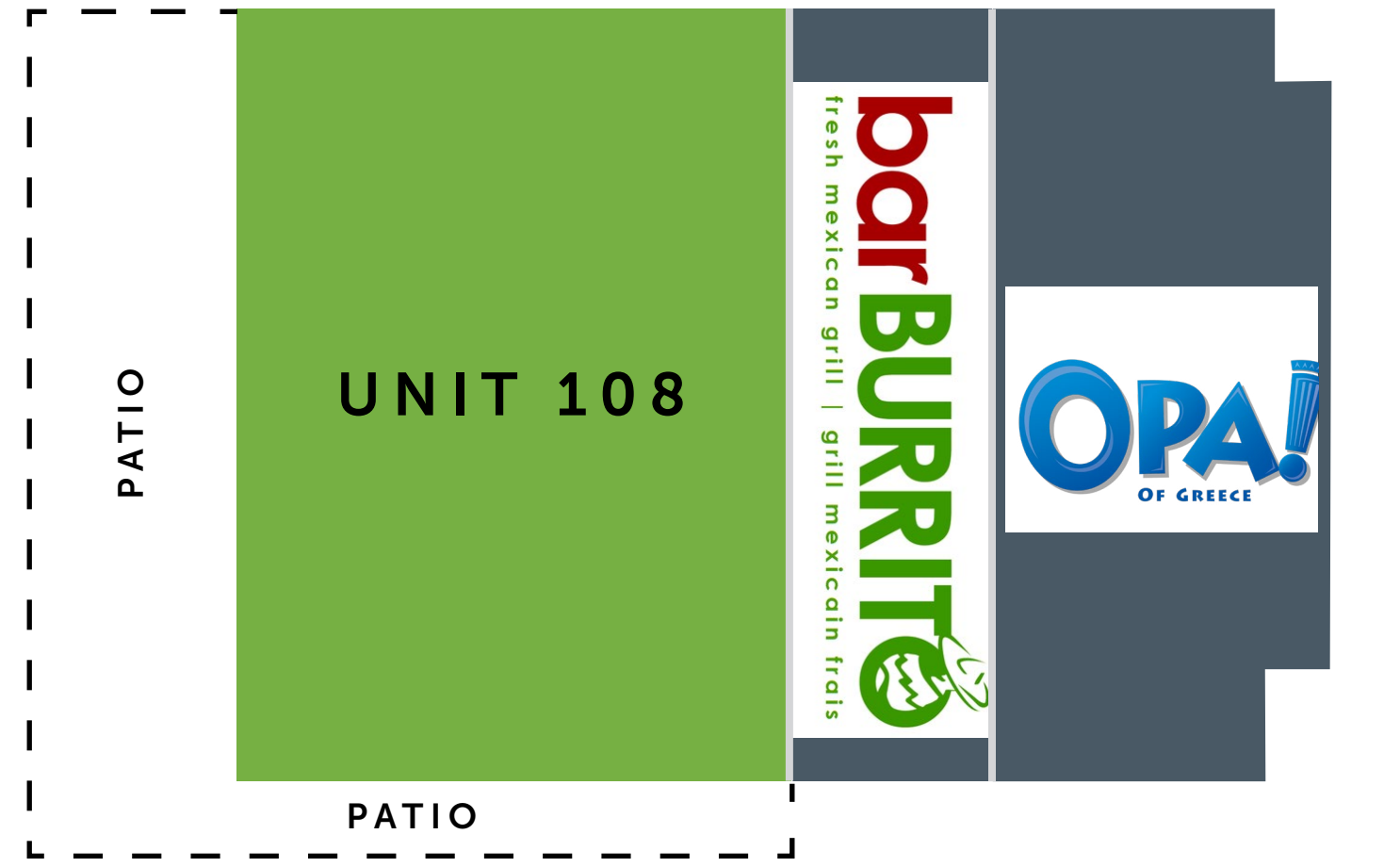
- + Dedicated patio space
- + Generous TI package available for qualified tenants
- + Open and flexible floor plan
- + High exposure signage opportunity



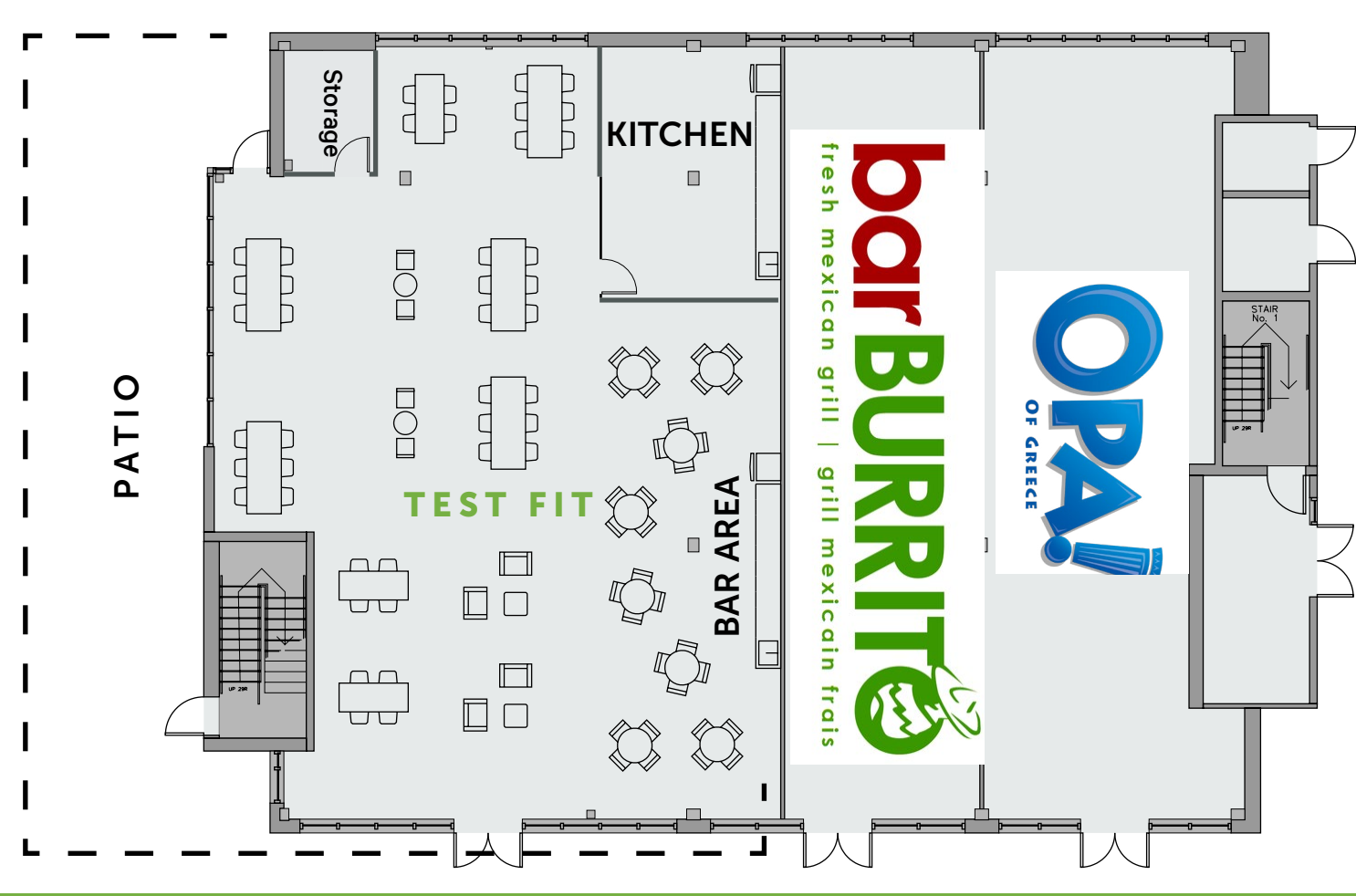
EDITED WITH GENERATIVE AI



EDITED WITH GENERATIVE AI



EDITED WITH GENERATIVE AI



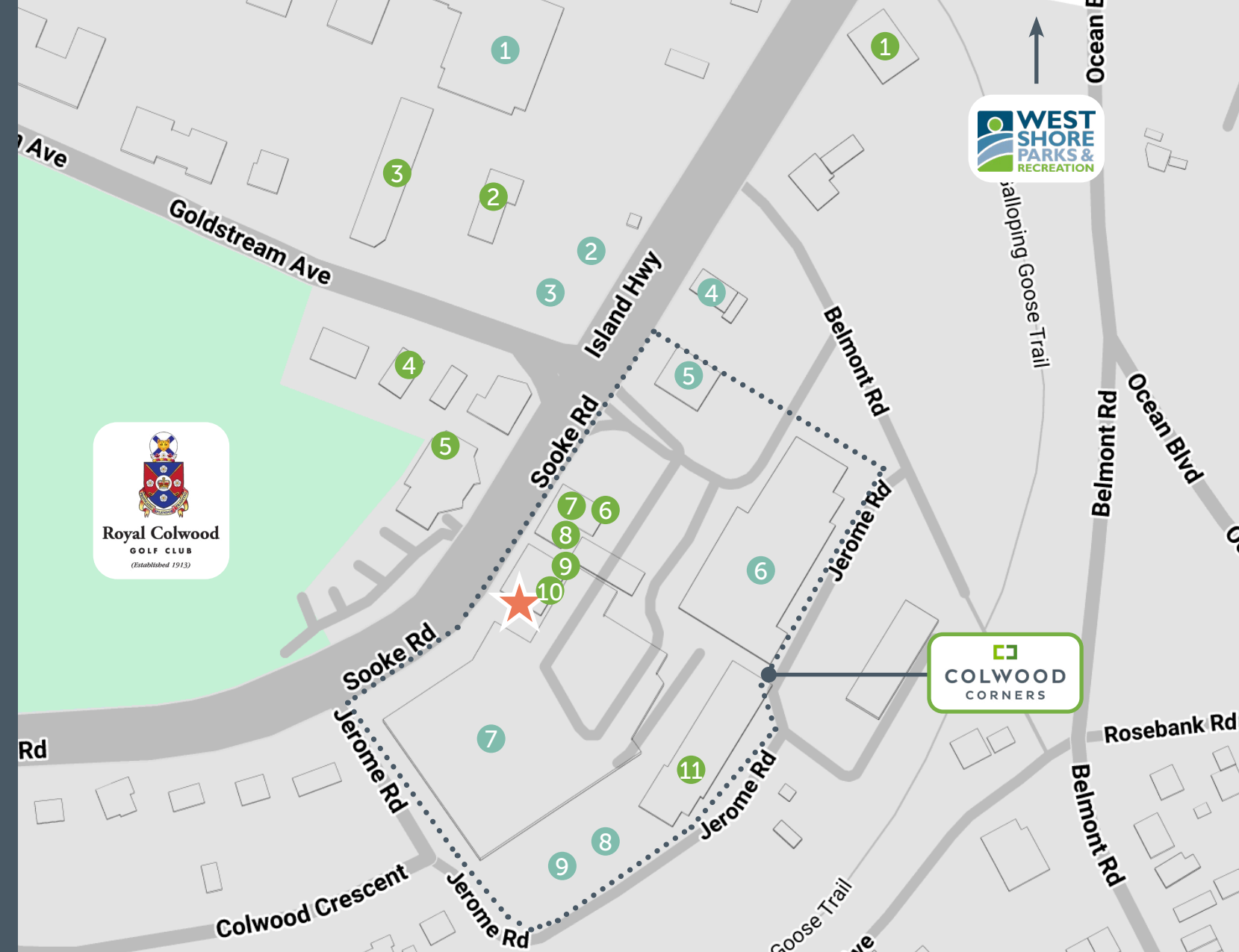
Colwood

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



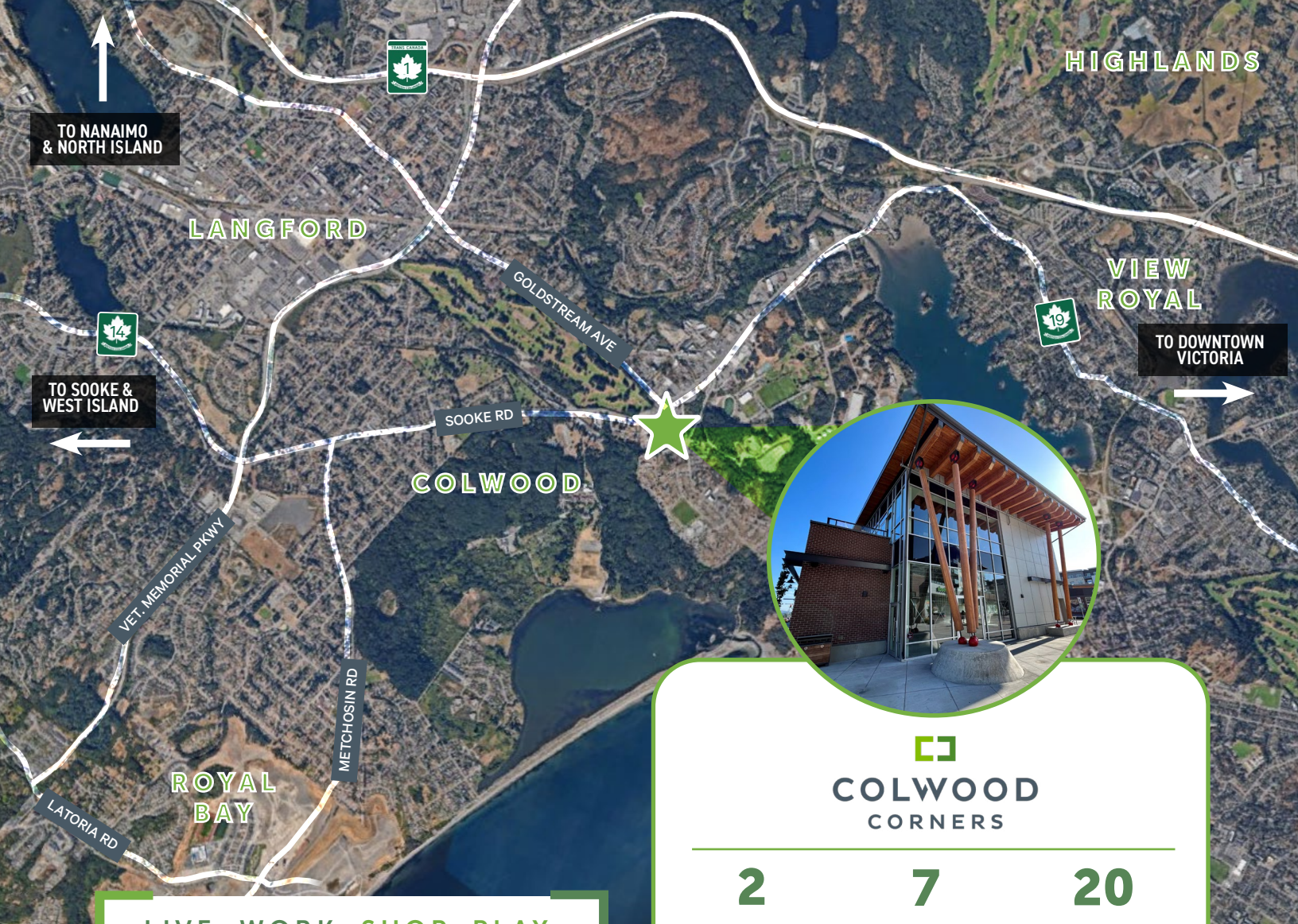
THE PEOPLE

	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

JEFF LOUGHEED
 Vice President, CBRE Limited
 250 386 0001
 jeff.lougheed@cbre.com

MITCH BRYAN
 Sales Associate, CBRE Limited
 250 385 1225
 mitch.bryan@cbre.com



BUILDING INNOVATIVE REAL ESTATE FOR HALF A CENTURY

The Onni Group is one of North America's leading private real estate developers, with extensive experience designing, developing, building and managing innovative projects. As a fully integrated company that directly oversees every step in the development process, Onni has built over 15,000 homes in the past decade. In addition, the company owns and manages 11.5 million square feet of commercial property and over 7,200 rental apartment units. With offices in Vancouver, Toronto, Chicago, Los Angeles, Phoenix, Seattle and Mexico, Onni continues to expand and diversify into new markets throughout North America.

www.cbrevictoria.com | CBRE Limited | 110-800 Yates Street, Victoria BC, V8W 1L8 | 250 386 0001

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services, canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.

