

FOR SALE

N. OAK BAY

BOWKER

COLLECTION

RETAIL INVESTMENT OPPORTUNITY

IN OAK BAY'S PRESTIGIOUS & AWARD-WINNING
MIXED-USE BOWKER DEVELOPMENT

CBRE



CADBORO BAY RD

THE OFFERING

CBRE Victoria's Investment Properties Group is pleased to present for sale, 6 contiguous retail strata units in the prestigious and award-winning Bowker Collection. Located at the corner of Cadboro Bay Road and Bowker Avenue in Oak Bay, BC, this fully leased portfolio offers a rare opportunity to purchase over 8,000 SF of highly coveted Oak Bay retail. Built in 2020, the Bowker Collection is a mixed-use development which features 43 homes in addition to the 6 commercial units. Investors will benefit from the strong tenant mix and significant passive investment income in Greater Victoria's most desirable neighbourhood.



**EXCEPTIONAL
FRONTAGE &
EXPOSURE**



**6 FULLY LEASED
RETAIL STRATA
UNITS**



**AFFLUENT
& MATURE
COMMUNITY**



**HIGH-QUALITY
CONSTRUCTION
(BUILT IN 2020)**

THE DETAILS

PRICE: \$4,854,000
CAP RATE: 5.7% (5 Year Avg.)

Civic Addresses:
Legal Addresses:

2270 - 2296 Cadboro Bay Road | Oak Bay
STRATA LOTS 3-8, PLAN EPS6508, SECTION
28, VICTORIA LAND DISTRICT, & SEC 61

Units:
Floor Area:

6 Commercial Retail Units
Units: 6,824 SF
Common Area (LCPC): 1,267 SF

Total 8,091 SF*

Year Built:
Parking:
Zoning:
Assessed Value:

2020
6 Under Building Parking Stalls
CD3 - Bowker Village
\$5,379,000 (2024 Total)



CRU A & B



CRU F



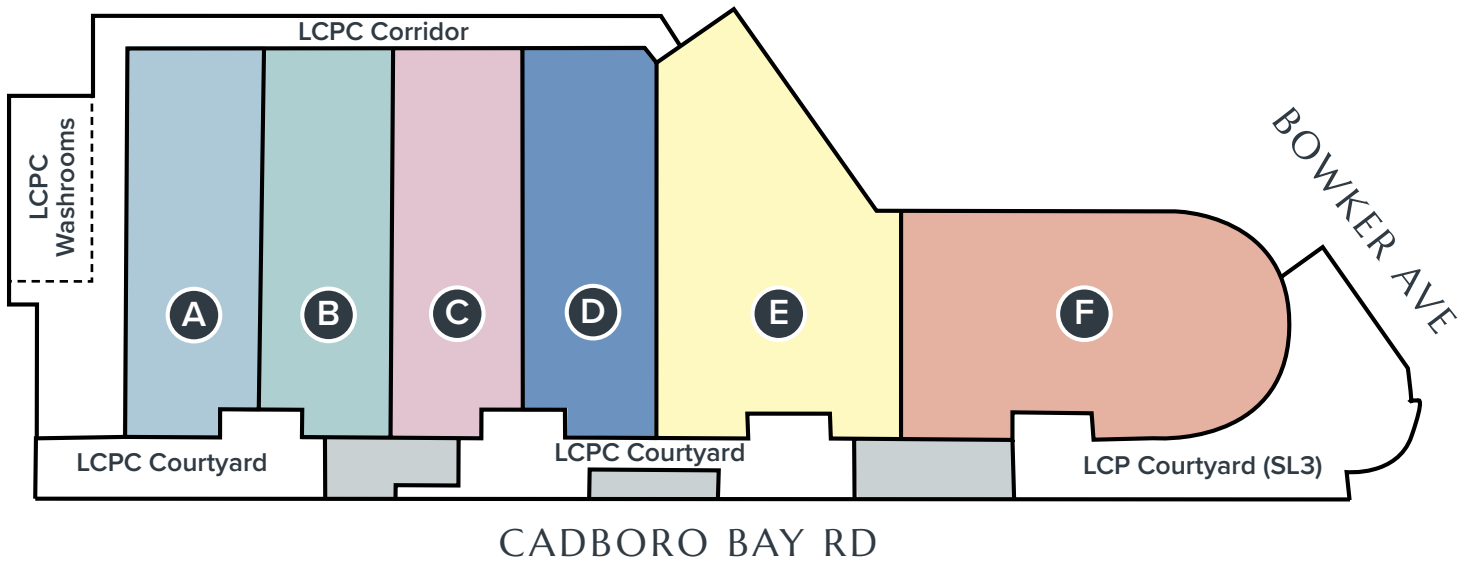
CRU C & D



PATIO SPACE

*Buyer to verify size if important

LEASE SUMMARY	CRU A	CRU B	CRU C	CRU D	CRU E	CRU F
Civic Address	2270 Cadboro Bay Rd	2276 Cadboro Bay Rd	2280 Cadboro Bay Rdw	2286 Cadboro Bay Rd	2290 Cadboro Bay Rd	2296 Cadboro Bay Rd
Strata Lot #	SL8	SL7	SL6	SL5	SL4	SL3
Tenant	Barre Made	Oxford Learning	Glow Int. Clinic	Optimind Clinic	Leg. Assembly	Sedona Cafe
Total Area	970 SF	938 SF	931 SF	945 SF	1521 SF	1519 SF
Term Length	60 Months	120 Months	60 Months	120 Months	46 Months	120 Months
Term Expiry	2030-08-06	2032-08-01	2028-05-01	2030-08-12	2028-12-01	2030-08-09



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