



COLWOOD CORNERS

GROCERY ANCHORED RETAIL OPPORTUNITIES

1889-1913 SOOKE RD | COLWOOD BC



onni®
group

LIVE. WORK. SHOP. PLAY.

AN ALL-ENCOMPASSING COMMUNITY

CBRE

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

1889 - 1913 Sooke Road, Colwood BC

COMPLETED

Available Now

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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SITE PLAN

APPROX. 140,000 SF OF RETAIL



COLWOOD CORNERS

AVAILABILITY

BUILDING 1 - 1913 SOOKE RD

100	Save-On Foods - NOW OPEN
130	Firehouse Subs
140	Available - 2,376 SF
150	Physio HQ

BUILDING 2 - 1911 SOOKE RD
109-125 Acekids Daycare
105 AUSCA Dental
101 Starbucks

BUILDING 3 - 1909 SOOKE RD	
129	Green Leaf Vietnamese Bistro
125	KH Silver Nails
121	The Look, Hair Salon
117	Club Pilates
113	Dollarama
101	Available - 2,088 SF

BUILDING 4 - 1903 SOOKE RD
100 Opa
104 Barburrito
108 Available - 3,326 SF

B U I L D I N G 5 - 1 9 0 1 S O O K E R D

100	Coast Capital
104	Supplement King
108	First Choice Haircutters
112	Westland Insurance
116	Burger Crush
120	Mary Browns
124	Papa John's

BUILDING 6 - 1889 ISLAND HWY
100 TD Bank - NOW OPEN

BUILDING 8 - 1907/1905 SOOKE RD	
1	Dizzy Puff Vapes
2	Rise Cannabis
3	PetValu
4	4 Mile Liquor
5	London Drugs - NOW OPEN



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





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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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.

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