



COLWOOD CORNERS

GROCERY ANCHORED RETAIL OPPORTUNITIES
1889-1913 SOOKE RD | COLWOOD BC

onni[®]
group

LIVE. WORK. SHOP. PLAY.

AN ALL-ENCOMPASSING COMMUNITY

CBRE

COLWOOD CORNERS

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)

LIVE. WORK. SHOP. PLAY.

AN ALL-ENCOMPASSING COMMUNITY

OPEN AIR
SHOPPING
EXPERIENCE

300+
RESIDENTS
ABOVE

GROCERY
ANCHOR

HIGH
VISIBILITY
SIGNAGE

HIGH
TRAFFIC
LOCATION



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	Available - 1,905 SF
109	Available - 1,905 SF
105	Available - 1,894 SF
101	Available - 2,088 SF
BUILDING 4 - 1903 SOOKE RD	
100	Opa
104	Barburrito
108	Available - 3,326 SF
BUILDING 5 - 1901 SOOKE RD	
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 7 - 1901 SOOKE RD	
701	Available - 512 SF
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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