

COLWOOD CITY CENTRE

4.7 ACRE DEVELOPMENT SITE
SOUTHWEST OF VICTORIA, BC

RETAIL SPACE FOR LEASE



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POTENTIAL DEVELOPMENT SCENARIO



OPPORTUNITY

Covering approximately 12.5 acres, Colwood City Centre is anticipated to be a high profile mixed-use development in Colwood, BC. Opportunities are available within the existing phase, alongside London Drugs and Coast Capital. Upon completion, Colwood City Centre has the potential to provide 120,000 square feet of retail with student housing and multi-family residential.

EXISTING AVAILABILITY:

- #102 - 1905 Sooke Road, 2,000 sq. ft.
- #113 - 2244 Sooke Road: 3,892 sq. ft.

SECOND PHASE:

- Potential of up to 84,000 square feet of retail space including grocery and liquor anchors

EXISTING MAIN ENTRANCE



PROPERTY FEATURES

- High profile property in BC's second largest metropolitan area, with a population of 370,000 people
- Located at the heart of Victoria's West Shore which is set to absorb the region's future growth
- West Shore population has grown from approximately 58,000 residents in 2006 to 74,000 residents in 2013
- West Shore is characterized by high-income households (2013 household income was 11% higher than provincial average)
- Within close proximity of Royal Roads University with approximately 4,600 full-time and part-time students
- Zoning: CD7 Comprehensive Development

The Developer reserves the right to make changes to the floor plans, project design, specifications and features, without notice, should it be necessary. Site plans and renderings are concepts only. E.&O.E.

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