

GROCERY ANCHORED RETAIL OPPORTUNITIES

1905-1913 SOOKE RD | COLWOOD BC





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

1905 - 1913 Sooke Road, Colwood BC

COMPLETION

Available Q3 2022

GROSS LEASABLE AREA

Approximately 125,000 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)







COLWOOD

AVAILABILITY

BUILDING 1

Save-On Foods - NOW OPEN
 Colwood Corners Sales Office
 Available - 3,415 SF (demisable)

BUILDING 2

201-205 Acekids Daycare
 206 Available - 2,185 SF
 207 Available - 2,637 SF

BUILDING 3

301-309 Available - 17,524 SF (demisable)

BUILDING 4

100 Opa

104 Barburrito

106-108 Available - 3,326 SF

Restaurant Opportunity w/

1,700 SF Patio)

BUILDING 5

105 Coast Capital
106 Available - 2,380 SF
110 Westland Insurance
114 Burger Crush
118 Mary Browns
122 Papa John's

BUILDING 6

1 TD Bank - IN POSSESSION

BUILDING 8

Available - 1,241 S

(Restaurant Opportunity w/ Patio

Rise Cannabis PetValu 4 Mile Llquor

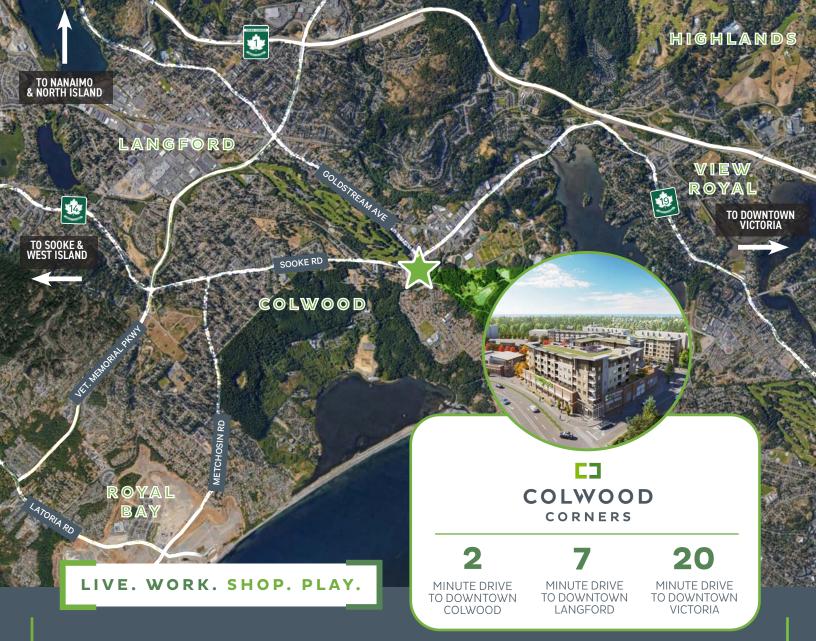
London Drugs - NOW OPEN

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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



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