



# COLWOOD CORNERS

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



LIVE. WORK. SHOP. PLAY.



AN ALL-ENCOMPASSING COMMUNITY



# 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

1905 - 1913 Sooke Road, Colwood BC

### COMPLETION

Available 2023

### 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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OPEN AIR SHOPPING EXPERIENCE

GROCERY ANCHOR

300+ RESIDENTS ABOVE

HIGH VISIBILITY SIGNAGE

DIRECT CYCLING ACCESS

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 Available - 1,464 SF
- 140 Available - 1,921 SF
- 150 Physio HQ

### BUILDING 2 - 1911 SOOKE RD

- 109-125 Acekids Daycare
- 105 AUSCA Dental
- 101 Under Contract

### BUILDING 3 - 1909 SOOKE RD

- 129 Green Leaf Vietnamese Bistro
- 125 KH Silver Nails
- 121 Available - 1,453 SF
- 117 Available - 1,905 SF
- 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
- 100 Available - 2,380 SF
- 112 Westland Insurance
- 116 Burger Crush
- 120 Mary Browns
- 124 Papa John's

### BUILDING 6 - 1889 SOOKE RD

- 100 TD Bank - NOW OPEN

### BUILDING 8 - 1907/1905 SOOKE RD

- 1 Available - 1,241 SF (Restaurant Opportunity w/ Patio)
- 2 Rise Cannabis
- 3 PetValu
- 4 4 Mile Lliquor
- 5 London Drugs - NOW OPEN

- CONFIRMED DEAL
- PENDING
- AVAILABLE

AVAILABLE  
2023

75%  
PRE-LEASED

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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





HIGHLANDS

LANGFORD

VIEW ROYAL

COLWOOD

ROYAL BAY

TO NANAIMO & NORTH ISLAND

TO SOOKE & WEST ISLAND

TO DOWNTOWN VICTORIA

GOLDSTREAM AVE

SOOKE RD

VET. MEMORIAL PKWY

METCHOSIN RD

LATORIA RD



**COLWOOD CORNERS**

2

MINUTE DRIVE TO DOWNTOWN COLWOOD

7

MINUTE DRIVE TO DOWNTOWN LANGFORD

20

MINUTE DRIVE TO DOWNTOWN VICTORIA

LIVE. WORK. SHOP. PLAY.

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