



COLWOOD CORNERS



LIVE. WORK. SHOP. PLAY.
AN ALL-ENCOMPASSING COMMUNITY COMING SOON

GROCERY-ANCHORED RETAIL OPPORTUNITIES

1905 - 1913 Sooke Road, Colwood, BC





COLWOOD CORNERS



THE OPPORTUNITY

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.

PROPERTY FEATURES

- Attractive open air neighbourhood shopping centre
- Grocery anchored with approximately 300 residents above
- High-traffic location with multiple points of egress for both inbound and outbound traffic
- Flexible unit sizes
- Ample signage opportunities available
- Direct cycling access to Victoria and surrounding areas via the Galloping Goose Trail



SITE PLAN

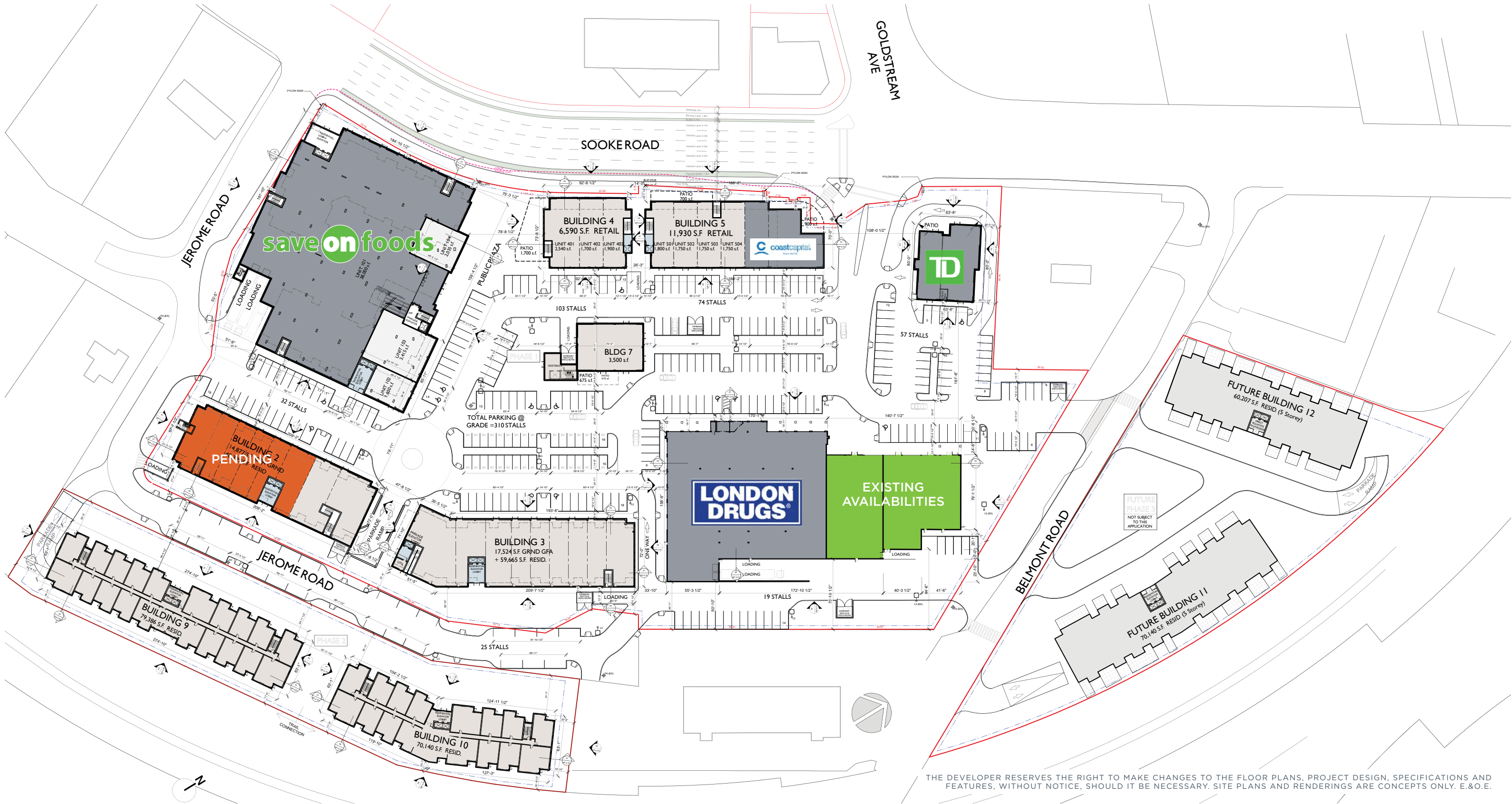
APPROX. 125,000 SF OF RETAIL AVAILABILITY

EXISTING AVAILABILITY

Up to 13,890 sf Available Now!

SECOND PHASE AVAILABILITY

Potential of up to 125,000 sf of retail space including grocery anchor Available Q3 2021



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.



POPULATION GROWTH



STRONG HOUSEHOLD INCOMES



20.2% BACHELOR DEGREE AND HIGHER



LOWEST UNEMPLOYMENT RATE

39.3

MEDIAN AGE

based on a 3km radius



SALIENT DETAILS

ADDRESS	1905 - 1913 Sooke Road, Colwood, BC
COMPLETION	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)

DEMOGRAPHICS

	3 KM	5 KM	10 KM
BUSINESSES	1,011	1,747	239,627
DAYTIME WORKING POPULATION	27,572	72,773	253,555
TOTAL POPULATION	28,486	74,540	239,627
PROJECTED GROWTH (2018-2023)	1.4%	1.1%	1.1%
AVERAGE HOUSEHOLD INCOME	\$100,069	\$101,994	\$89,949
MEDIAN AGE	39.3	40.6	41.3



COLWOOD CORNERS

DRIVE TIMES

BC FERRIES - SWARTZ BAY TERMINAL	35 MINUTES
VICTORIA INTERNATIONAL AIRPORT	30 MINUTES
DOWNTOWN VICTORIA	20 MINUTES
UNIVERSITY OF VICTORIA	20 MINUTES
ROYAL ROADS UNIVERSITY	2 MINUTES



BUILDING INNOVATIVE REAL ESTATE FOR A HALF 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.

Jeff Lougheed
Senior Associate
Commercial Sales & Leasing
250.410.3008
jeff.lougheed@cushwake.com

Mercedes Vince
Associate
Commercial Sales and Leasing
250.410.3007
mercedes.vince@cushwake.com



CUSHMAN & WAKEFIELD - VICTORIA

Suite 340 - 730 View Street
Victoria, BC V8W 3Y7

250 410 3000 / cushmanwakefield.com

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