



FOR LEASE

TRAIL BAY CENTRE

5755 Cowrie Street
Sechelt, BC



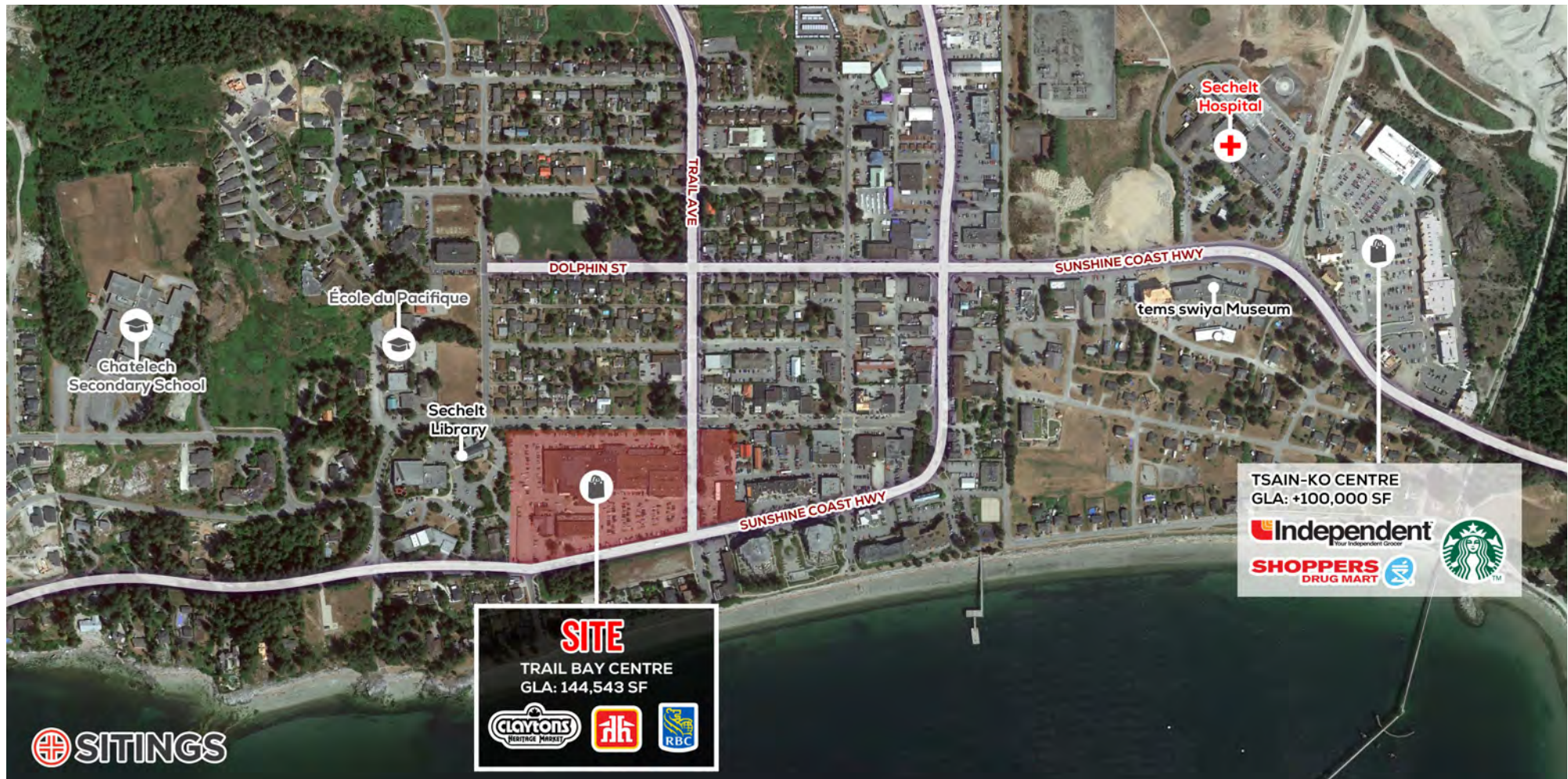
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LOCATION

Trail Bay Centre is situated in a prime location in the heart of Sechelt, along the Sunshine Coast Highway. Sechelt is located at the core of Shishalh Nation Lands, serving as the central hub of the Sunshine Coast, attracting both locals and visitors from the surrounding areas for all their necessities. The District of Sechelt is located on the Sunshine Coast, approximately 50 km northwest of Vancouver. Accessible through a scenic 40-minute ferry ride from Horseshoe Bay or a convenient 20-minute flight from Downtown Vancouver, the region is well-known for its beautiful parks, oceans & lakes, and beaches offering a variety of outdoor recreation activities.



THE PROJECT

The project is strategically located on the southeast corner of Trail Avenue and Cowrie Street, the heart of Sechelt's Town Centre. Trail Bay Centre encompasses over 60 stores, shops, and restaurants and it is anchored by Clayton's Heritage Market, a Liquor Store, Rx Drug Mart, Royal Bank, Home Hardware, Westland Insurance, and many others.

- Prime location in the Heart of Sechelt
- Easy access and exposure to the Sunshine Coast Highway (Teredo Street)
- Anchored by Clayton's Heritage Market
- Over 144,000 square feet of retail space



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DETAILS

✦ Available Retail Units:

Unit 16: 1,140 SF

Unit 51: 1,210 SF

Available Office Units:

Unit 101: 1,134 SF (First Floor)

Unit 207: 120 SF (Second Floor)

Unit 209: 360 SF (Second Floor)

✦ Base Rent: Please Contact Listing Agents

✦ Additional Rent:

Interior Units: \$9.60 PSF (2026)

Exterior Units: \$8.10 PSF (2026)

Note: A Promotion Fund is also applicable at the Shopping Centre.

✦ Excellent Exposure to the Sunshine Coast Hwy (Teredo St), Cowrie St, and Trail Ave

✦ Parking:

Mall & Royal Bank Building: 429 Stalls

Bayside Building: 35 Stalls

ES Clayton Building: 16 Stalls

Leeuwin Properties Building: 61 Stalls

Total Surface Stalls: 541 Stalls

✦ Prominent Signage Available

MALL TENANTS



COMING SOON



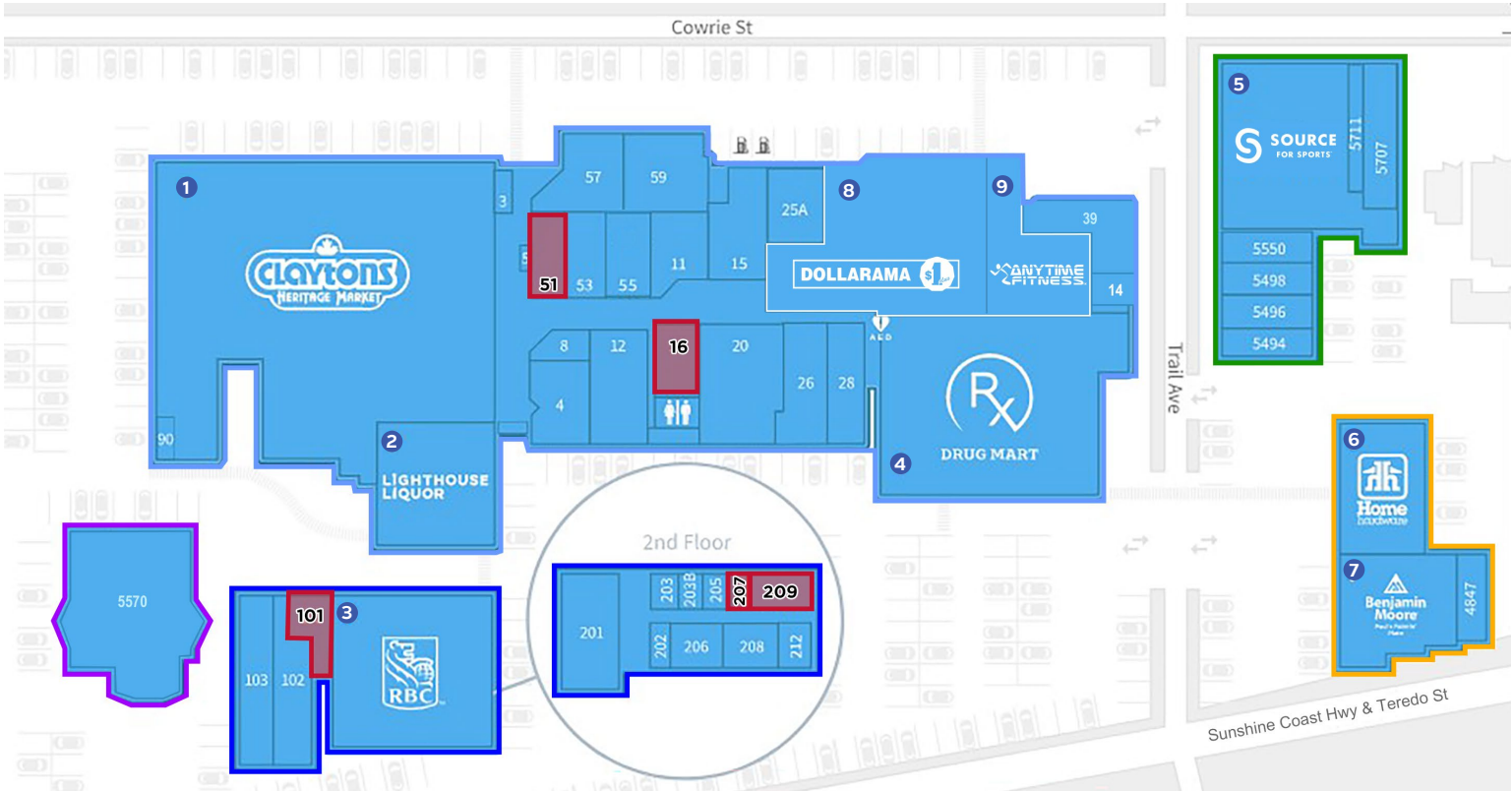
DEMOGRAPHICS

DISTANCE	1 KM	5 KM	10 KM
2025 Population	1,190	9,347	12,073
2030 Population Projection	1,201	9,515	12,319
2025 Daytime Population	2,590	10,030	11,820
2025 Average Household Income	\$93,537	\$119,149	\$119,686

SITE PLAN

TENANT LEGEND

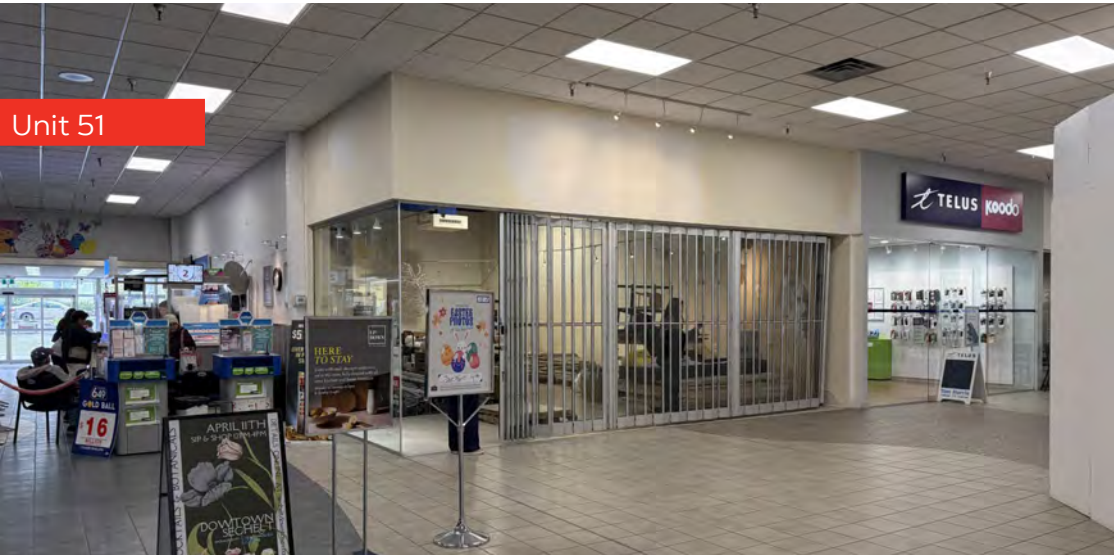
TRAIL BAY CENTRE	
1	Claytons Heritage Market
2	Lighthouse Liquor
3	RBC
4	RX Drug Mart
5	Source for Sports
8	Dollarama (Coming Soon)
9	Anytime Fitness (Coming Soon)
3	Trail Bay Café
4	Georgian Trading Company
5	Trail Bay Lotto Centre
8	Flying Saucers Tea & Coffee Emporium
11	Upstairs Downstairs
12	Cactus Flower Fashion
14	Tenant Coming Soon
15	Westland Insurance
16	Space Available
20	Pet Valu
25A	James & McIntyre CPA
26	Subway
28	Coast Flow Yoga
39	Juno Restaurant
51	Space Available
53	Tom Harris Cellular
55	Game Point
57	Sima Sushi
59	Saffron
90	Sechelt Return-It Depot



ROYAL BANK BLDG	ROYAL BANK BLDG 1ST FLOOR	ROYAL BANK BLDG 2ND FLOOR	ES CLAYTON BLDG	BAYSIDE BLDG	LEEUWIN PROPERTIES BLDG
101	Space Available	201	5494	6	5570
102	Pizza Hut	202	5496	7	202
103	Shift Kitchen Tapas Bar	203	5498	4847	203B
		205	5550		205
		206	5711		206
		207	5707		207
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PHOTOS - AVAILABLE UNITS



PHOTOS - TRAIL BAY CENTRE





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