

FOR LEASE



TETRA
REALTY ADVISORS

AVISON
YOUNG

One Unit Remaining



BAYSHORE VILLAGE

6569 Sooke Road, Sooke, BC

New Retail Development in Sooke's
Town Centre

EXECUTIVE SUMMARY

MUNICIPAL ADDRESS

6569 Sooke Road, Sooke, BC

BUILDING A

CRU 1a	Under Negotiation
CRU 1b	LEASED - Pizza
CRU 1c	1,000 SF
CRU 1d	LEASED - Chicken

ZONING

CD7 (Mariner's Village CD Zone)

BASIC RENT

Contact listing agents





ADDITIONAL RENT

Estimated at \$12.00 psf

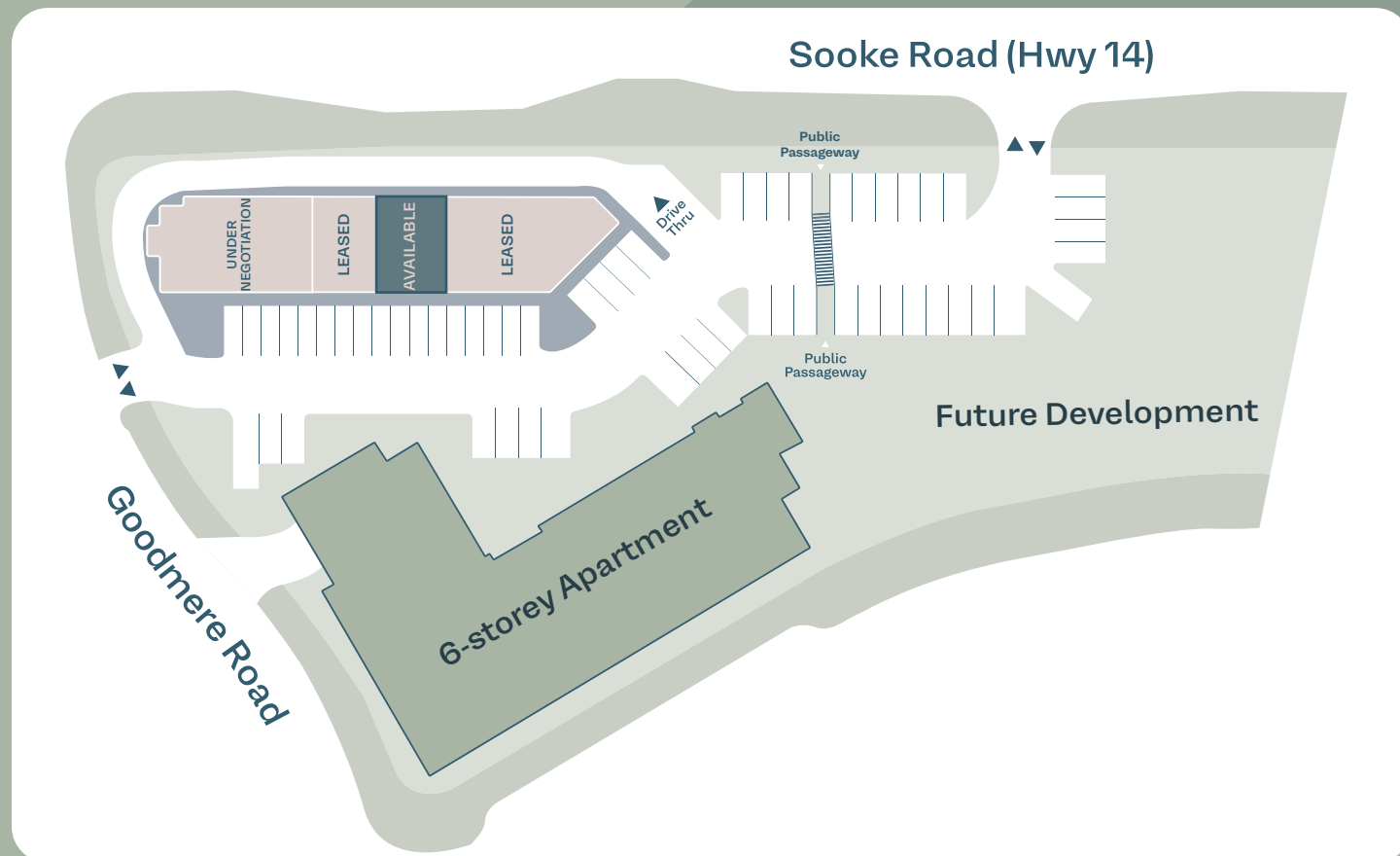
TIMING

Q1 2027

DEMOGRAPHICS

 2025 Population	17,555
 Population Change (2021-2025)	16.40%
 2025 Households	6,300
 Average Household Income	\$114,000

SITE PLAN



OPPORTUNITY

Tetra Realty Advisors and Avison Young are pleased to present the opportunity to lease retail space at Bayshore Village, a new retail development within Sooke's Town Centre. Bayshore Village will consist of approximately 10,000 square feet of at grade retail units, with traditional surface parking.

Bayshore Village will provide an amenity to the growing community of Sooke. A new residential apartment building consisting of 89 rental homes is being developed concurrently on the lands, with the potential to add over 240 more apartments in future phases.

LOCATION

The municipality of Sooke is located on the southern tip of Vancouver Island and is approximately 40 kilometres west of the provincial capital of Victoria. Sooke, with a population of over 17,000 people, is widely regarded as being a year-round outdoor adventure destination with the finest trails and parks on Vancouver Island.

Bayshore Village is centrally located along the British Columbia Highway (Highway 14) and has great visibility on Sooke Road, with an average of 15,000 vehicles per day.

Bayshore Village is centrally located in the heart of Sooke's Town Centre, in close proximity to Evergreen Centre, a major retail and commercial hub. The property offers exceptional convenience and is within walking distance to a wide range of shops, services and amenities, including Western Foods, Village Food Markets, Shoppers Drug Mart, RBC, TD Bank, A&W, McDonald's and much more. Bayshore Village is also well positioned near schools, with Sooke Elementary (K-Grade 5; 330+ students) located directly across the highway, while Journey Middle School (Grades 6-9; 500+ students) and Edward Milne School (Grades 9-12; 775+ students) are located less than 2km away.



Evergreen Centre (GLA: 72,105 SF)

Tim Hortons SUBWAY



Chevron



Sooke Elementary



RBC

14

14

Sooke Road (15,000 VPD)

SUBJECT
PROPERTY

Goodmere Road

CONTACT US FOR
MORE INFORMATION



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