



FOR LEASE

TRAIL BAY CENTRE

5755 Cowrie Street
Sechelt, BC



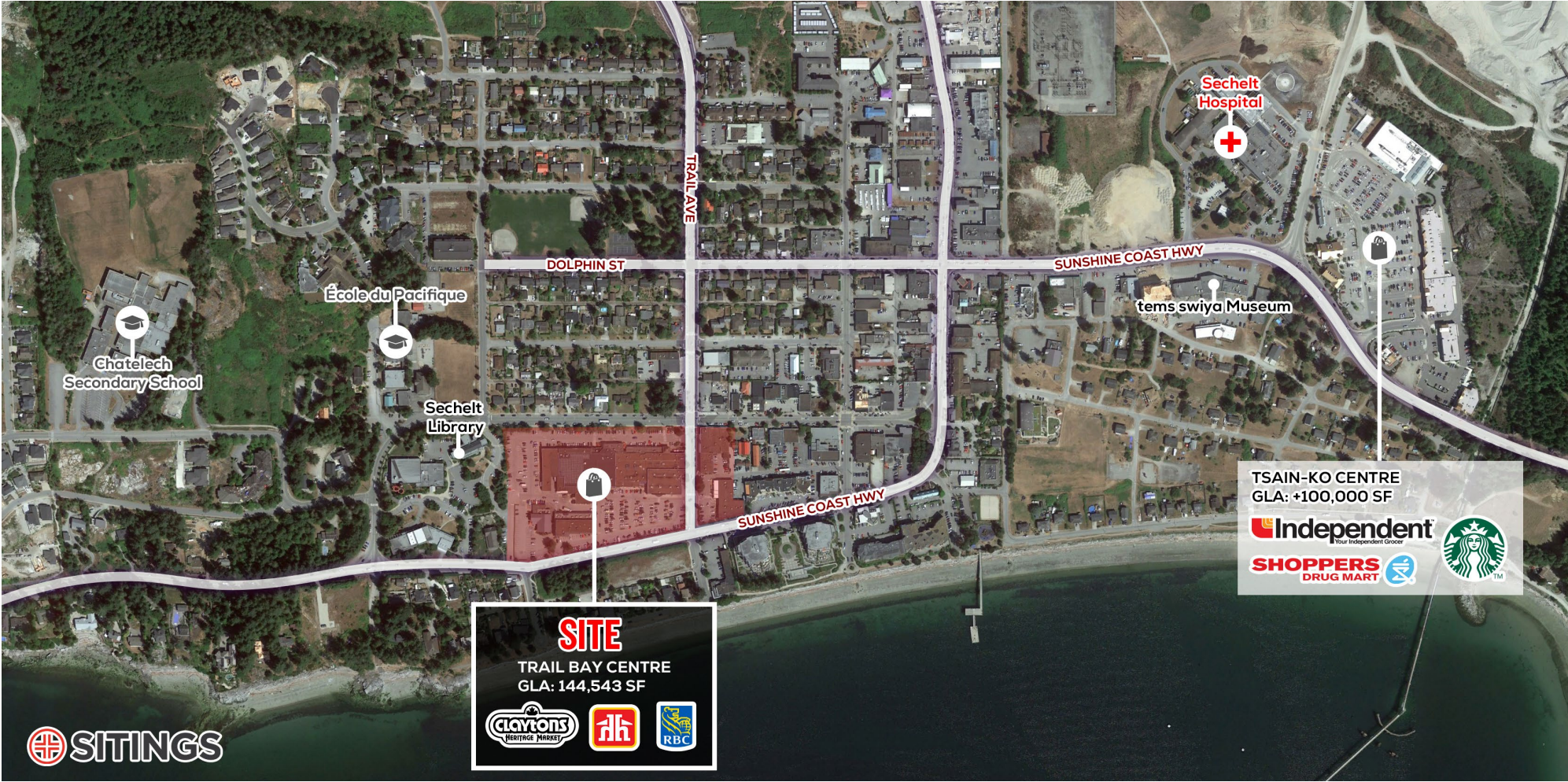
SHELDON SCOTT
Personal Real Estate Corporation
604.788.1225
sheldon@sittings.ca

KAYLA MORROW
Senior Associate
604.416.5584
kayla@sittings.ca

SITINGS REALTY LTD.
SITINGS.CA / 604.684.6767
1595 – 650 West Georgia Street
Vancouver, BC V6B 4N8

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.



SITE
TRAIL BAY CENTRE
GLA: 144,543 SF

TSAIN-KO CENTRE
GLA: +100,000 SF

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



RETAIL UNITS
FOR LEASE

This document/email has been prepared by Sitings Realty Ltd. for advertising and general information only. Although information contained herein is from sources we believe reliable, Sitings Realty Ltd. makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. This document/email is subject to errors and omissions and any interested party should undertake their own inquiries as to the accuracy of the information. Sitings Realty Ltd. excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. All areas, measurements and dimension herein are approximate, interested parties/tenant are to verify measurements if important to them. This document/email is not an inducement representation.

DETAILS

✦ Available Retail Units:

Unit 16: 1,140 SF

Unit 51: 1,210 SF

Available Office Units:

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



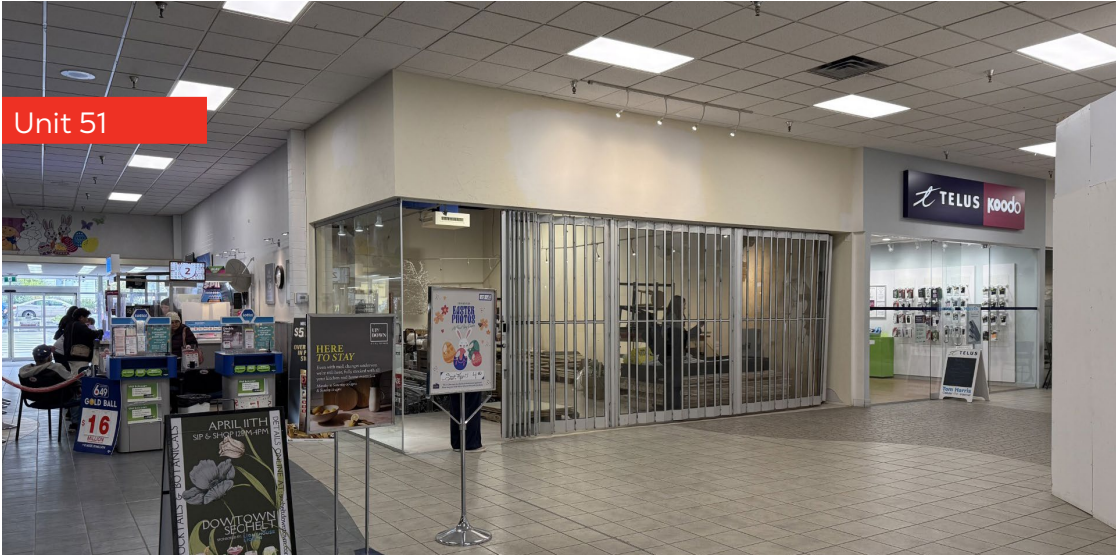
COMING SOON



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

PHOTOS - AVAILABLE UNITS



PHOTOS - TRAIL BAY CENTRE





CONTACT

SHELDON SCOTT

Personal Real Estate Corporation
Sitings Realty Ltd

604.788.1225

sheldon@sitings.ca

KAYLA MORROW

Senior Associate

604.416.5584

kayla@sitings.ca