SITINGS



FOR LEASE

TRAIL BAY CENTRE

5755 Cowrie Street
Sechelt, BC

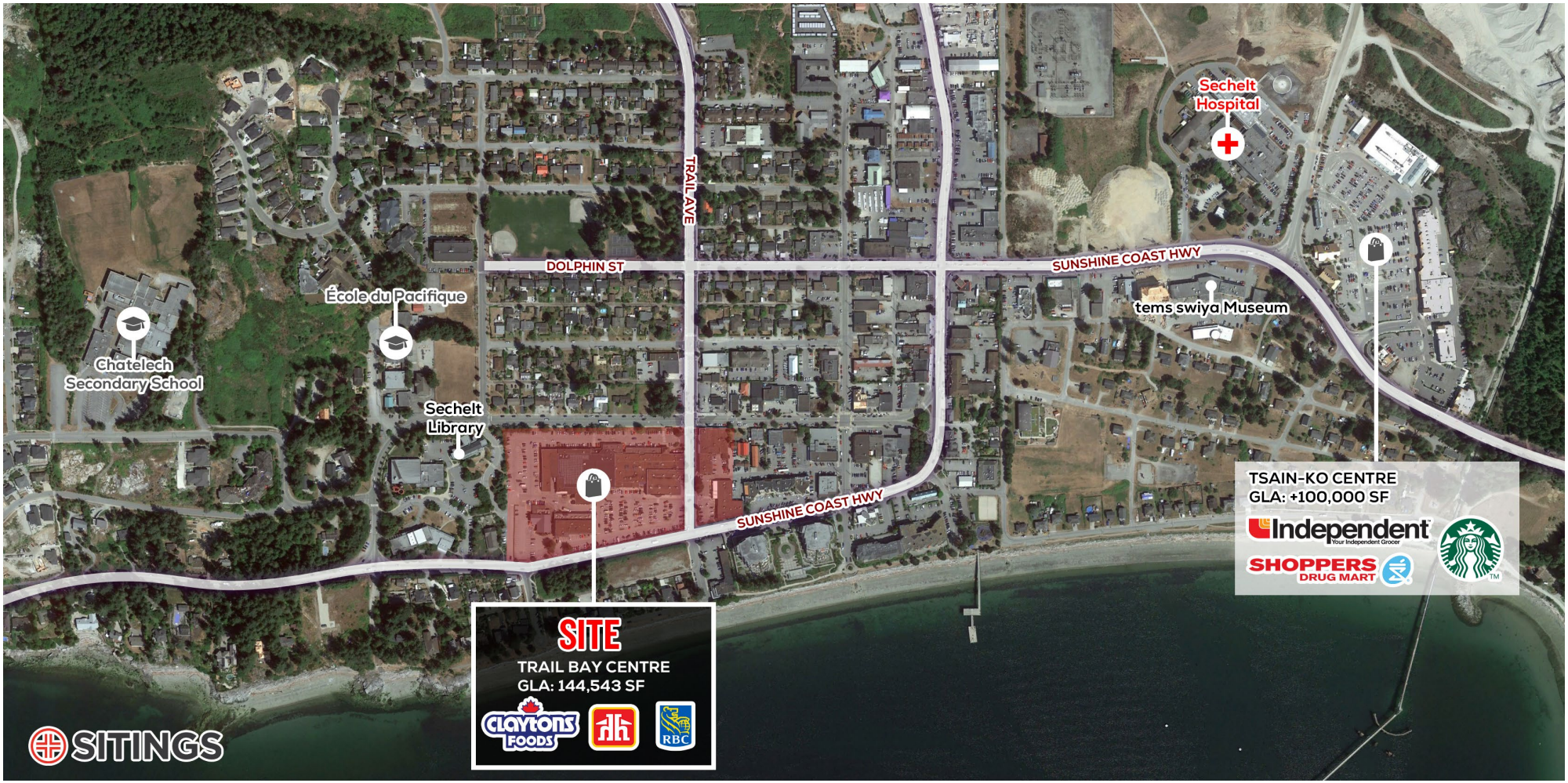
SHELDON SCOTT
Personal Real Estate Corporation
604.788.1225
sheldon@sitings.ca

KAYLA MORROW
Senior Associate
604.416.5584
kayla@sitings.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 shíshálh 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.



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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 Claytons Foods, 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 Claytons Foods
- Over 144,000 square feet of retail space



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DETAILS

Available Retail Units:
Unit 16: 1,140 SF (Available January 2027)

Available Office Units:
Unit 101: 1,134 SF (First 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

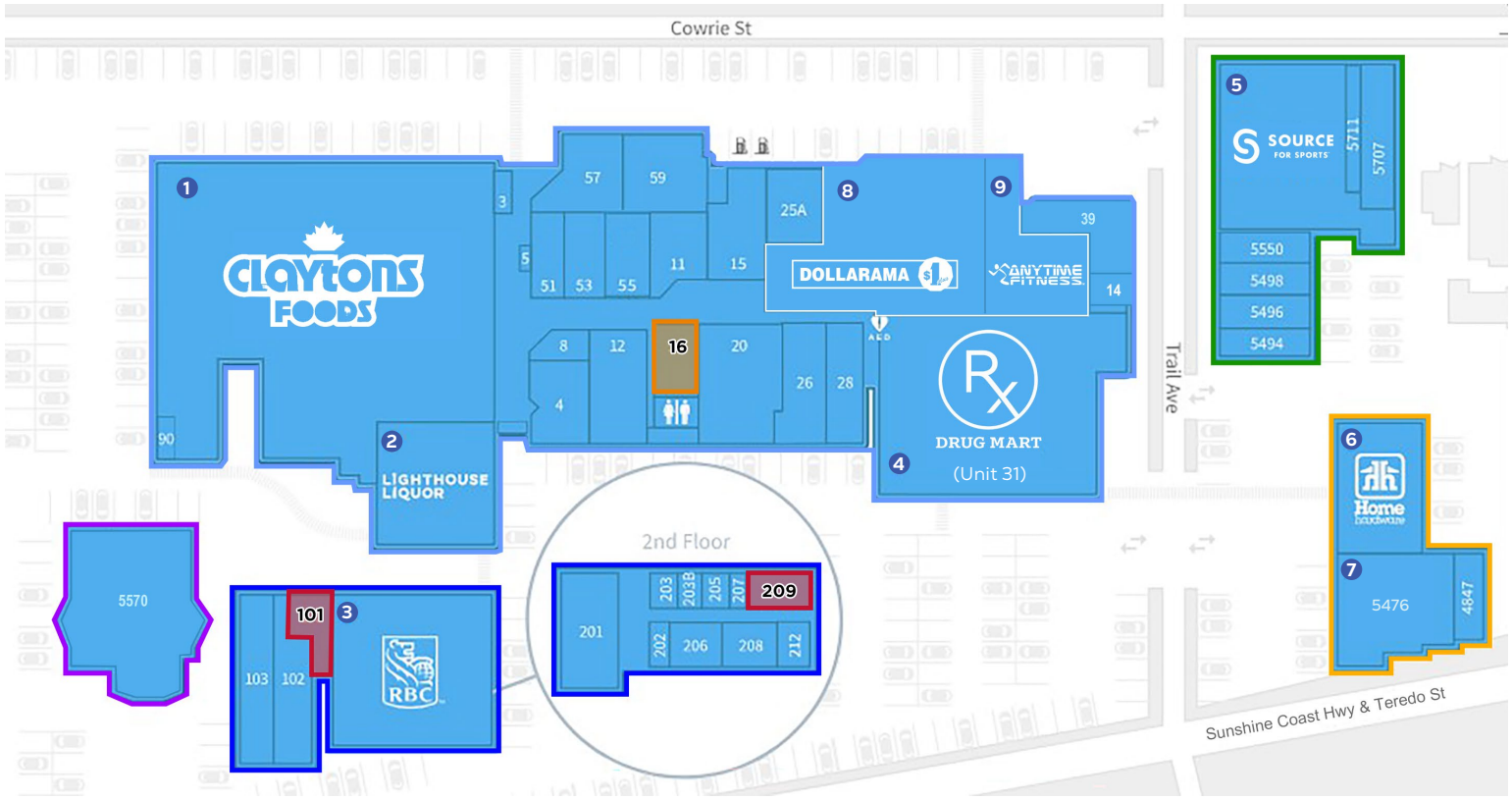
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SITE PLAN

TENANT LEGEND

TRAIL BAY CENTRE

1	**Claytons Foods**
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	Charm & Gusto
15	Westland Insurance
16	Space Available January 2027
20	Pet Valu
25A	James & McIntyre CPA
26	Subway
28	Coast Flow Yoga
39	Juno Restaurant
51	Dental Clinic (Coming Soon)
53	Tom Harris Cellular
55	Game Point
57	Sima Sushi
59	Saffron
90	Sechelt Return-It Depot



- **ROYAL BANK BLDG**
- **ES CLAYTON BLDG**
- **LEEUWIN PROPERTIES BLDG**
- **BAYSIDE BLDG**
- **FUTURE AVAILABILITY**
- **AVAILABLE**

ROYAL BANK BLDG | 1ST FLOOR

101	Space Available
102	Pizza Hut
103	Shift Kitchen Tapas Bar

ROYAL BANK BLDG | 2ND FLOOR

201	Holywell Properties
202	Feather Touch Electrolysis
203	VG Group & Companies
203B	Agnes Huang Law Corp
205	Pacific Counselling
206	District of Sechelt & Community Archives
207	Software Consultancy
208	Design IT Software
209	Space Available
212	RBC Dominion Securities

ES CLAYTON BLDG

5494	Talewind Books
5496	Pastimes Toy Store
5498	Fresh from the Coast
5550	Eat House Meals
5711	Fossellos
5707	Moorestock

BAYSIDE BLDG

6	Home Hardware
5476	Paul's Paintin' Place
4847	Emerge Design

LEEUWIN PROPERTIES BLDG

5570	Twenty Two Taphouse

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PHOTOS - AVAILABLE UNITS





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PHOTOS - TRAIL BAY CENTRE











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