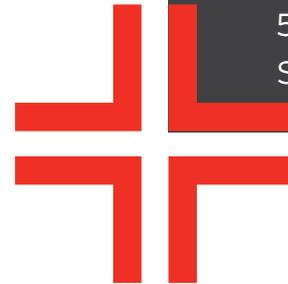




FOR LEASE

# TRAIL BAY CENTRE

5755 Cowrie Street  
Sechelt, BC



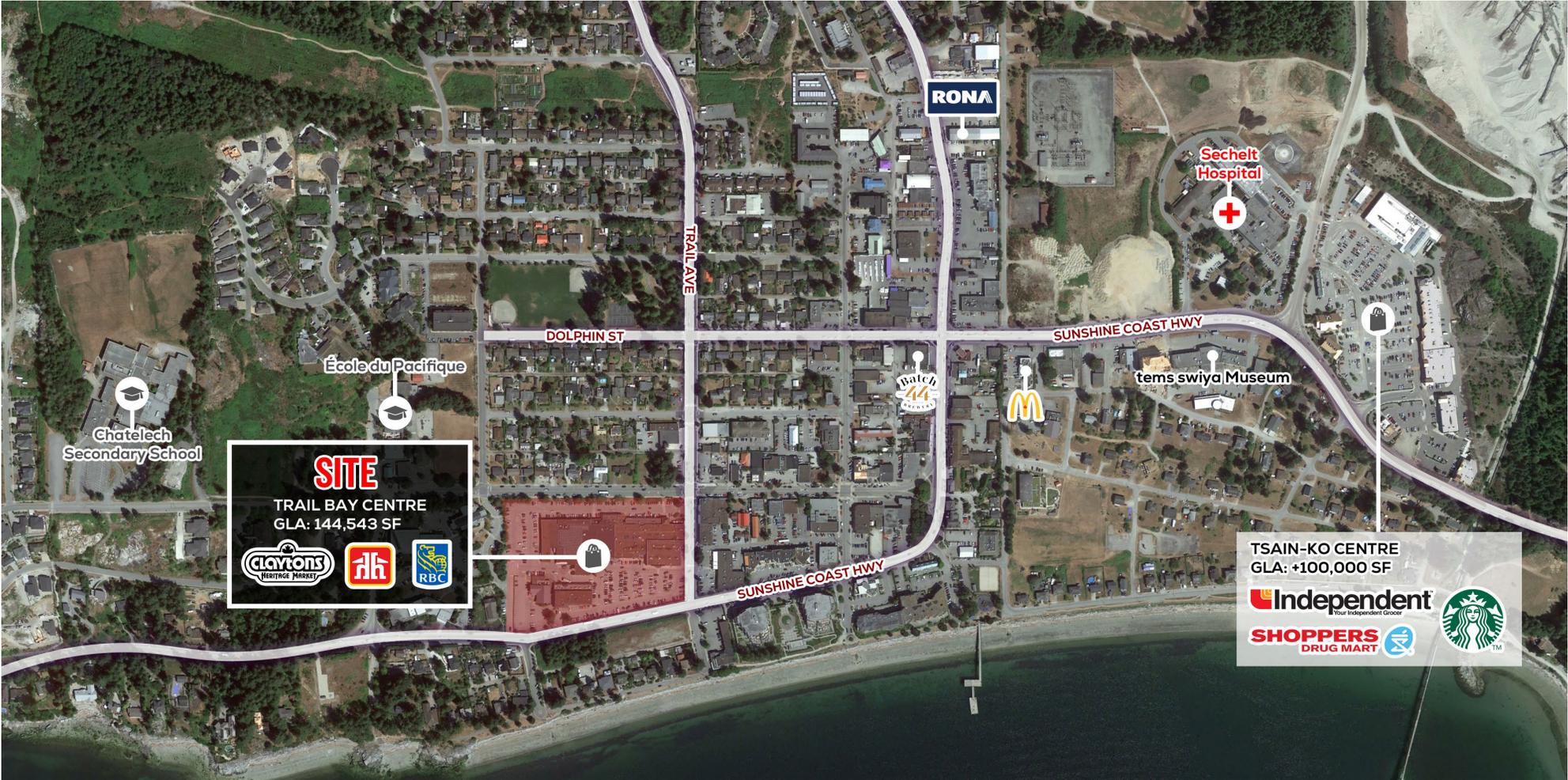
**SHELDON SCOTT**  
Personal Real Estate Corporation  
604.788.1225  
sheldon@sittings.ca

**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.



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

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 Units:

Unit 16: 1,140 SF - Available  
 Unit 51: 1,210 SF - Available  
 Unit 209: 360 SF - Available (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



## 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

## CONTACT

**SHELDON SCOTT**

Personal Real Estate Corporation  
Sittings Realty Ltd

604.788.1225  
sheldon@sittings.ca

**KAYLA MORROW**

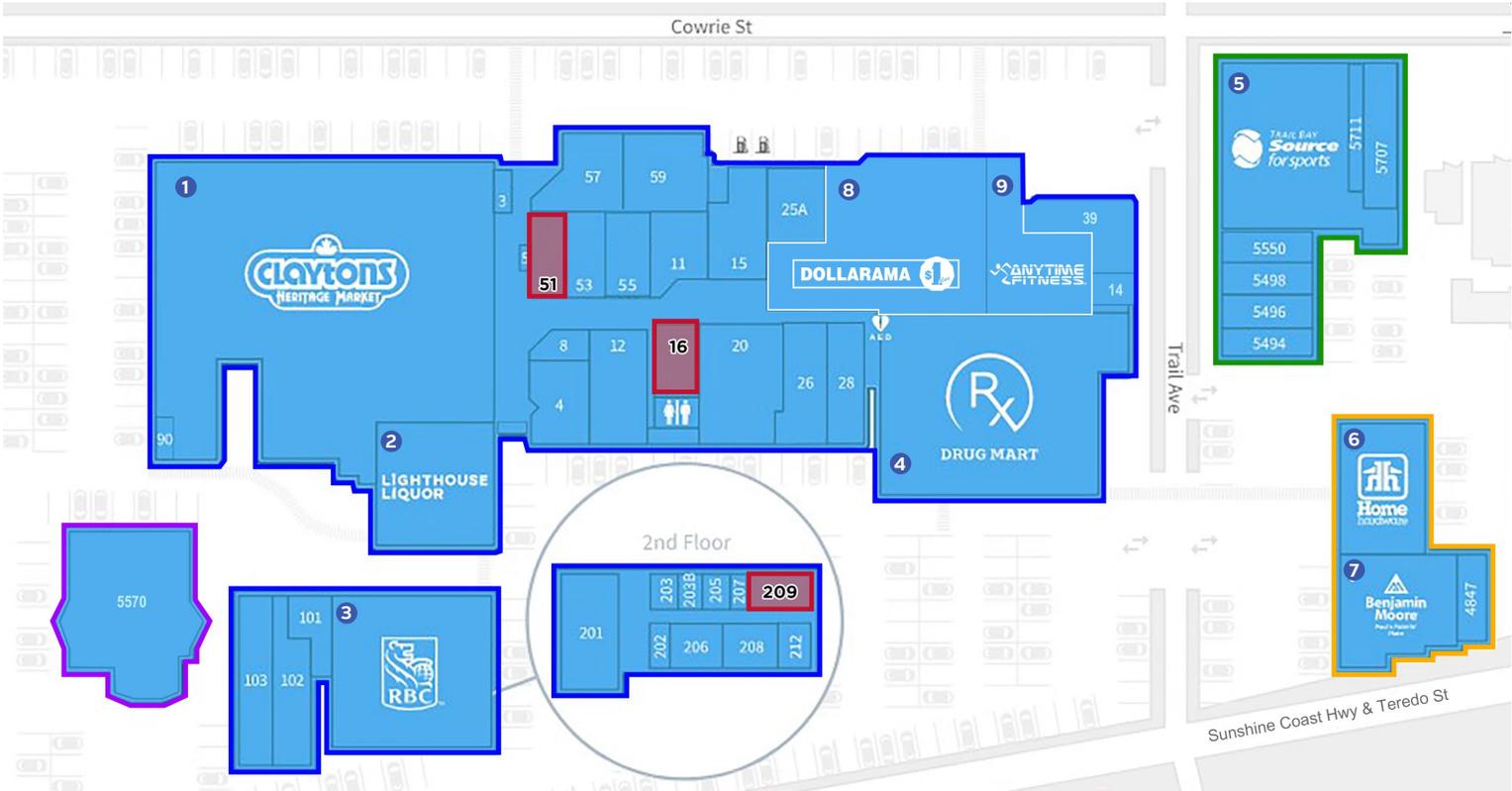
Senior Associate

604.416.5584  
kayla@sittings.ca

# SITE PLAN

## TENANT LEGEND

TRAIL BAY CENTRE	
1	Claytons Heritage Market
2	Lighthouse Liquor
3	RBC
4	RX Drug Mart
5	Source for Sports
6	Home Hardware
7	Benjamin Moore
8	Dollarama
9	Anytime Fitness
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 Graphic Design Studio & Stationary Shop
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



- ROYAL BANK BLDG
- ES CLAYTON BLDG
- LEEUWIN PROPERTIES BLDG
- BAYSIDE BLDG
- UNDER OFFER
- AVAILABLE

ROYAL BANK BLDG   1ST FLOOR	
101	Trail Bay Properties Ltd.
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	Nexus Facilitating & Coaching
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	Ty's Bistro
5711	Fossillos
5707	Moorestock

BAY SIDE BLDG	
4847	Emerge Design

LEEUWIN PROPERTIES BLDG	
5570	Twenty Two Taphouse

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.

# PHOTO GALLERY

