

FOR SALE



6670 SOOKE ROAD, SOOKE, B.C.

SINGLE-TENANT FINANCIAL INSTITUTION IN VANCOUVER ISLAND

PRICE: \$5,236,000 | CAP RATE: 4.50%



- ✓ CORPORATE COVENANT | NNN LEASE
- ✓ 2012 CONSTRUCTION
- ✓ PRIME MAIN INTERSECTION
- ✓ HELD IN BARE TRUST

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OPPORTUNITY

The Vendor has exclusively engaged the Western Canada NNN Group to facilitate the sale of its 100% freehold interest in 6670 Sooke Road, Sooke, B.C. This offering presents a carefree triple-net investment opportunity, featuring a single-tenant bank branch with drive-thru, fully leased to Toronto Dominion Bank ("TD"), one of Canada's most creditworthy tenants. The triple-net structure affords minimal landlord responsibilities, providing investors with a strong national corporate covenant and passive income from day one. Strategically positioned along Sooke Road (Highway 14), a major arterial corridor, the property enjoys exceptional visibility and accessibility. Located within a well-established retail node and surrounded by essential daily-needs retailers, the asset is well-positioned to deliver long-term income stability and enduring investment value.



HIGHLIGHTS

CORPORATE COVENANT



The Subject Property is 100% occupied by Toronto-Dominion Bank. TD is one of North America's largest financial institutions, serving 28+ million clients worldwide and maintaining approximately \$2.1 trillion in assets. TD ranks as the 6th largest bank in North America by assets and benefits from a strong national and international presence.

NNN LEASE



The Tenant is operating on a landlord friendly, NNN lease with minimal landlord responsibilities.

GROWTH MARKET



Sooke's population increased by 15.6% from 2020 to 2025 to approximately 17,625 residents and is projected to grow by an additional 13.5% by 2030.

PRIME FRONTAGE



The Subject Property benefits from 125 feet of direct frontage onto Sooke Road (Highway 14), carrying 16,500 vehicles per day and serving as the primary arterial corridor connecting Sooke to Greater Victoria. The site offers strong visibility and convenient access for the surrounding trade area.

BARE TRUST



The Subject Property is held in a bare trust, providing purchasers with the option to acquire shares of the nominee corporation, potentially resulting in savings on property transfer tax.

ESTABLISHED RETAIL NODE



Directly adjacent to Evergreen Centre, Sooke's dominant retail node, the Subject Property benefits from national and daily-needs retailers including Western Foods, Shoppers Drug Mart, BC Liquor Stores, Tim Hortons, and A&W, generating consistent traffic in a rapidly growing community.



SALIENT DETAILS

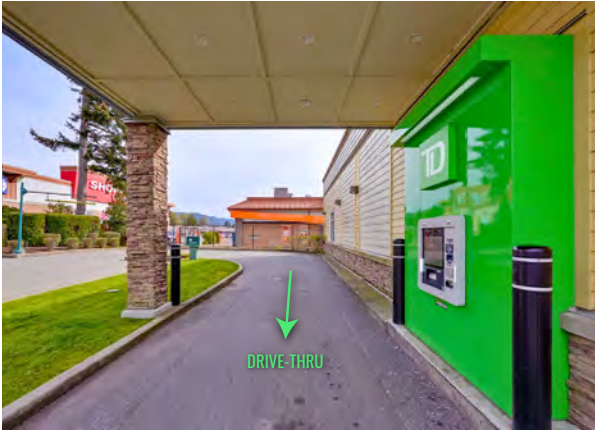
Address:	6670 Sooke Road, Sooke, B.C.
Legal Description:	Lot A Section 10, Sooke District, Plan 38343
PID:	001-025-961
Year Built:	2012
Zoning:	C-2-General Commercial
Land Size:	23,755 SF (0.55 Acres)*
Rentable Area:	5,122 SF
Lease Term:	15 Years - Expiring 31-May-2027
Renewal Options:	4 x 5 Years (Fair Market Rent)
NOI:	\$235,612 / annum (\$46.00 PSF)
Cap Rate:	4.50%
Price:	\$5,236,000



Toronto-Dominion Bank ("TD") is one of North America's largest financial institutions, serving over 28 million clients worldwide through a diversified banking platform spanning Canadian Personal & Commercial Banking, U.S. Retail, Wealth Management & Insurance, and Wholesale Banking. With approximately CAD \$2.1 trillion in assets, a market capitalization of roughly CAD \$265 billion, and reported net income of CAD \$20.5 billion (fiscal 2025), TD ranks as Canada's second-largest bank by assets and the sixth-largest bank in North America by assets. It maintains a strong balance sheet, an extensive branch network, and an established presence across key North American markets.

*As per BC Assessment.
6670 SOOKE ROAD

PROPERTY PHOTOS



6670 SOOKE ROAD

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MARKET OVERVIEW



LOCATION & ACCESSIBILITY

Located on southern Vancouver Island, just 40 minutes from Victoria, Sooke is a highly desirable and rapidly growing bedroom community.



RAPID POPULATION GROWTH

Sooke's population has grown by 15.6% since 2020 and is projected to increase a further 13.5% between 2025 and 2030.



LIFESTYLE & ATTRACTIONS

Renowned for its natural beauty and outdoor recreational opportunities including hiking, camping, and waterfront activities. An attractive destination for both tourists and prospective homebuyers.



DEVELOPMENT & GROWTH

The District of Sooke has 30+ active planning and development applications across residential, mixed-use, and commercial projects, highlighting sustained growth momentum and continued investment throughout the community.



LOCATION OVERVIEW | SOOKE



DEMOGRAPHICS

6670 Sooke Road, Sooke, B.C.	1 KM	3 KM	Sooke
Total Population	2,598	8,878	17,625
Average Household Income	\$129,949	\$128,437	\$129,920
Population Growth (2020-2025)	20.8%	16.0%	15.6%
Projected Population Growth (2025-2030)	20.3%	14.7%	13.5%

Sooke is a rapidly growing community located on southern Vancouver Island, approximately 40 minutes west of Victoria. Renowned for its natural beauty, waterfront setting, and outdoor recreation opportunities, Sooke continues to attract both residents and visitors. The community's population increased by 15.6% between 2020 and 2025 and is projected to grow by a further 13.5% by 2030. Supporting this growth, Sooke's recently adopted Official Community Plan is guided by a Housing Needs Report that forecasts demand for approximately 4,737 additional homes over the next 20 years, reinforcing the municipality's strong long-term growth outlook.

SURROUNDING DEVELOPMENTS



DEVELOPMENTS

	LOCATIONS	UNITS	STATUS
1	6645 Sooke Road	161	In Planning
2	6647 Sooke Road	79	In Planning
3	2292 Phillips Road	17	In Planning
4	1995 Caldwell Road	42	In Planning
5	Maple Estates	45	In Planning
6	Sequoia Wynd by Five Oaks	71	Completed
7	2316 Church Road Townhomes	20	Completed
8	Wadams Farm by Aragon	132	Completed
9	2075 Drennan Street	170	Completed

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