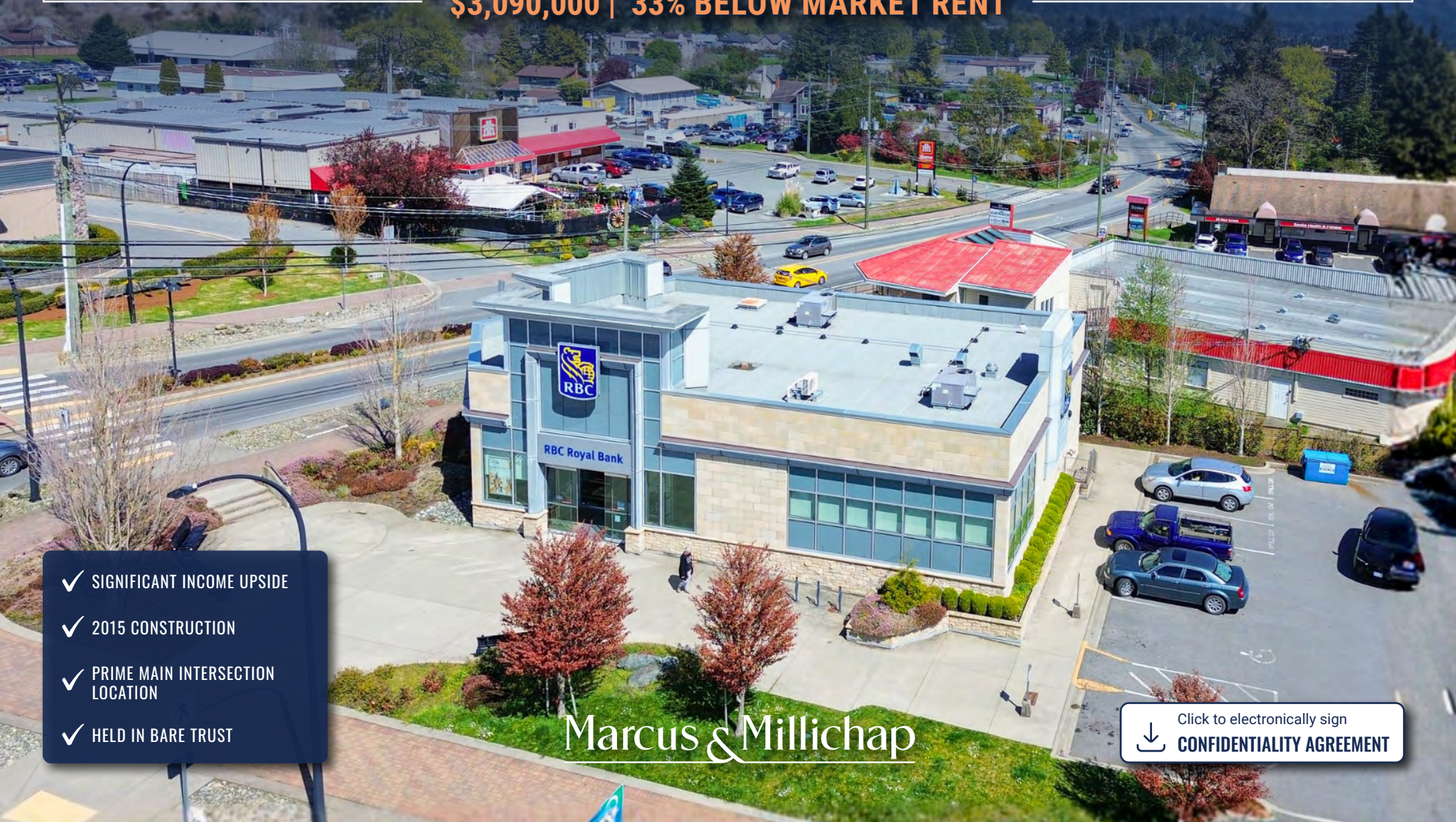


FOR SALE

6639 SOOKE ROAD, SOOKE, B.C.

SINGLE-TENANT FINANCIAL INSTITUTION | VANCOUVER ISLAND

\$3,090,000 | 33% BELOW MARKET RENT



- ✓ SIGNIFICANT INCOME UPSIDE
- ✓ 2015 CONSTRUCTION
- ✓ PRIME MAIN INTERSECTION LOCATION
- ✓ HELD IN BARE TRUST

Marcus & Millichap



Click to electronically sign
CONFIDENTIALITY AGREEMENT

OPPORTUNITY

The Vendor has exclusively engaged Marcus & Millichap REIS to market its 100% freehold interest in 6639 Sooke Road, Sooke, British Columbia (the "Subject Property"). The Subject Property is a single-tenant bank branch fully leased to Royal Bank of Canada (RBC) on a triple-net (NNN) basis, providing investors with a strong national corporate covenant and minimal landlord responsibilities. Current in-place rents sit notably below prevailing market rates, presenting investors with a clear path to enhanced yield upon renewal. Situated along Sooke Road (Highway 14), a primary arterial corridor connecting Sooke to Greater Victoria, the property commands excellent visibility and accessibility within an established retail node anchored by essential daily-needs tenants. The offering presents a rare opportunity to acquire a passive, income-producing asset underpinned by one of Canada's most creditworthy tenants.



HIGHLIGHTS



SIGNIFICANT RENTAL UPSIDE

Current rents sit approximately 33% below market, presenting future upside potential upon lease renewal or expiry.



NNN LEASE

The Subject Property is 100% leased on a triple-net (NNN) basis, placing all operating costs with the tenant and delivering a fully passive income stream with minimal landlord responsibilities.



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.



GROWTH MARKET

Sooke's population has increased by 15.6% since 2020 and is projected to grow an additional 13.5% by 2030, supporting long-term demand for essential services.



AMPLE ON-SITE PARKING

The property provides 4.6 stalls per 1,000 SF of rentable area at a site coverage ratio of 22%, offering customers convenient and accessible parking.



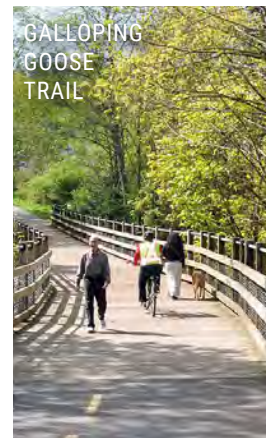
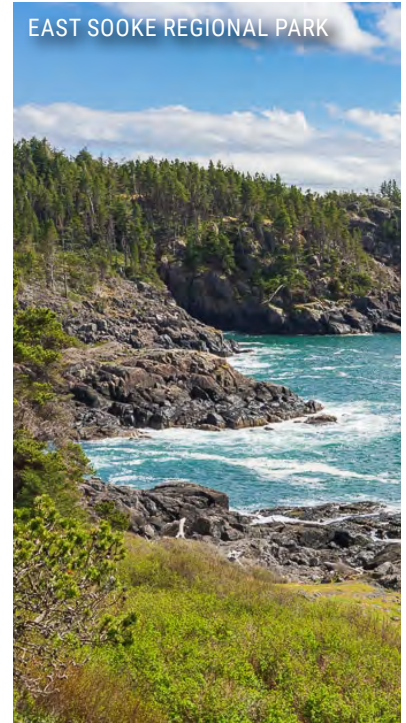
PRIME FRONTAGE

The Subject Property benefits from 105 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.



ESTABLISHED RETAIL NODE

The Subject Property is situated within Sooke's primary commercial corridor, anchored by Evergreen Centre and surrounded by national and daily-needs retailers including Village Food Markets. The concentration of essential retail in the immediate vicinity drives consistent consumer traffic and reinforces the site's long-term relevance within the trade area.



SALIENT DETAILS

Address:	6639 Sooke Road, Sooke, B.C.
Legal Description:	LOT A SECTION 10 SOOKE DISTRICT PLAN VIP64715
PID:	023-657-821
Year Built:	2015
Zoning:	C-2 - General Commercial
Parking:	16 Stalls (4.6 Stalls / 1,000 SF)
Land Size:	15,930 SF (0.37 Acres)*
Rentable Area:	3,501 SF
Lease Term:	15 Years - Expiring July 31, 2030
Renewal Options:	3 x 5 Years**
NOI (Aug 1, 2026 + 12M):	\$136,539
Cap Rate:	4.42%
Price:	\$3,090,000



*Per BC Assessment

**Fair Market Rent, but not less than preceding minimum rent



TENANT HIGHLIGHTS



Canada's largest bank by market capitalization (\$338 Billion CAD)



\$20.4 billion in annual net income (FY Oct-2025)



19+ million clients globally



100,000+ employees worldwide

**For year 2025*

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.



DEMOGRAPHICS

6639 Sooke Road, Victoria, 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%

PROPERTY PHOTOS & SURROUNDING CONSIDERATIONS



6639 SOOKE ROAD



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

Curtis Leonhardt
Personal Real Estate Corporation
Managing Director Investments
(604) 638-1999
CLEonhardt@MarcusMillichap.com

Jon Buckley
Personal Real Estate Corporation
Senior Managing Director Investments
(604) 630-0215
Jon.Buckley@MarcusMillichap.com

Joe Genest
Personal Real Estate Corporation
Managing Director Investments
(604) 398-4341
JGenest@MarcusMillichap.com

Andrew Gormley
Associate Director Investments
(604) 935-4726
Andrew.Gormley@MarcusMillichap.com

Click to electronically sign
CONFIDENTIALITY AGREEMENT



The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. Used under license by Marcus & Millichap Real Estate Investment Services Canada Inc. © 2026 Marcus & Millichap. All rights reserved.