

For Sale

831 Shamrock St | Saanich, BC

Uptown Shopping Centre

Sold - March 2022

Subject Property



Contact Agent For Information Regarding Adjacent Property



High Profile Mixed-Use Development Site /
Owner-Occupier Opportunity with
Potential for Land Assembly

CBRE

INVESTMENT PROPERTIES GROUP
VICTORIA

The Offering

The CBRE Victoria Investment Properties Group is pleased to present the opportunity to acquire a high profile 9,835 SF mixed-use development site in the epicentre of the rapidly densifying strategic Saanich Core. Identified in the Uptown Douglas Plan as Urban Mixed-Use, the subject property allows for building heights between 8-12 storeys with potential for more due to its Blanshard Street frontage. Current improvements include a two-storey, free-standing, 3,780 SF flex commercial building with 3 loading bays and space for 29 parking stalls. The Subject Property is being sold with vacant possession providing a centrally located owner-occupier flex commercial opportunity.

Investment Highlights

- ✓ Located in the epicentre of the **Saanich Core** providing exceptional development potential
- ✓ Identified as **Urban Mixed-Use** in OCP, with a building height designation between 8-12 storeys
- ✓ Two-storey free-standing **3,780 SF industrial building** with +/- **4,800 SF fenced yard**
- ✓ Total site size: **9,835 SF**
- ✓ Potential for **land assembly** with the **17,288 SF** adjacent property for a total of **27,123 SF** (Contact agent)
- ✓ Sold with **vacant possession** providing a potential owner/occupier opportunity
- ✓ Current **C-6DE zoning** allows for a wide range of flex commercial uses
- ✓ 2 dock level loading bays, 1 grade level loading bay, and space for up to 29 parking stalls
- ✓ Centrally located with convenient vehicular access to Hwy 1 & 17

The Details

Civic Address:	831 Shamrock St Saanich, BC V8X 2V1	OCP:	Urban Mixed-Use (8-12 Storeys)
Legal Address:	Parcel A Plan VIP1205 Section 7 Land District 57	Zoning:	C-6DE Douglas East Highway Commercial Zone
PID:	030-984-114	Uses Permitted:	Retail Sales of Goods & Services
Lot Size:	9,835 SF (Subject Property) <u>17,288 SF (Adjacent Property)</u> 27,123 SF (Combined)	(But not limited to)	Office Personal Services Medical Services Auto/Boat/Truck/Trailer Rentals Auto Repair/Wash/Storage Veterinary Clinic/Hospital Warehousing Manufacturing Hotel/Motel Apartment
Building Area:	3,780 SF		
Year Built:	1995		
Construction:	Concrete Block		
Roofing:	Torch-On Membrane		
Heat Pump:	Heat Pump/Electric Baseboard		
Parking:	29 Stalls		
Property Taxes:	\$34,868 (2022)		

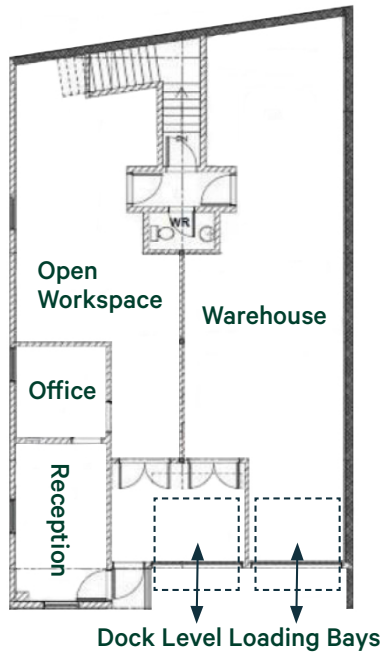
Price: \$3,300,000

Owner/Occupier Investment Opportunity with Long Term Development Potential



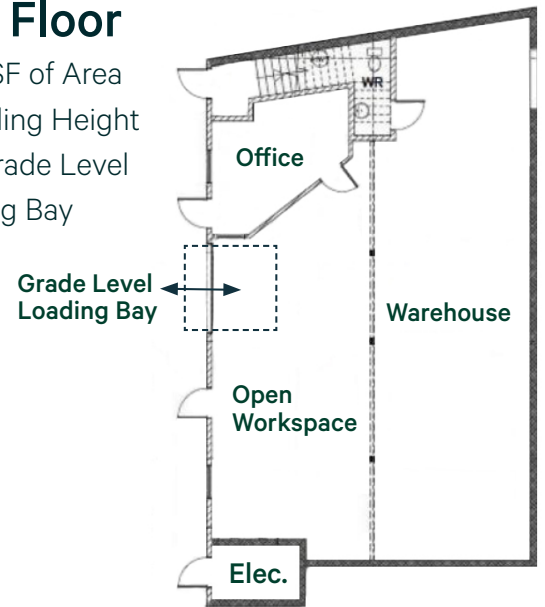
Upper Floor

- 1,920 SF of Area
- 12' Ceiling Height
- Two Dock Level Loading Bays



Lower Floor

- 1,860 SF of Area
- 10' Ceiling Height
- One Grade Level Loading Bay



Total Building Area - 3,780 SF



OCP - Uptown-Douglas Plan

The Subject Property and adjacent property are located in the Saanich Core neighbourhood and are identified as strategic areas for significant growth and change. To address this strategic area, The **Uptown-Douglas Plan** has been created to provide land use and policy direction. The plan identifies the Subject Property to be within the **Douglas-Oak hub** sub-area with **Urban Mixed-Use** land use designation. The UDP suggests a building height designation between **8 to 12 storeys** with commercial use considered for the first 4 storeys, with additional storeys if located along Blanshard Street.



Douglas Oak: Sub Area Objectives

- Oak St to be re-imagined with high quality urban living, entertainment, retail & dining
- Reinforce the area as the new core of Saanich
- New parks, active streetscapes & housing
- Create a diverse and walkable neighbourhood



Land Use: Urban Mixed-Use

- Density: 8 Storey Base / 12 Storey Max
- Mid to high-rise mixed use and residential buildings
- Commercial uses will be considered for the first 4 storeys, with additional storeys along Blanshard Street

[View Uptown-Douglas Plan](#)

96 
BIKER'S PARADISE

85 
VERY WALKABLE

75 
EXCELLENT TRANSIT

4,364
POPULATION (2016)

9,000
**PROJECTED
POPULATION (2038)**

Sources: walkscore.com | saanich.ca

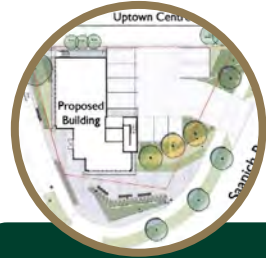
Subject Property (9,835 SF) + Adjacent Property (17,288 SF) = 27,123 SF Land Assembly



Uptown-Douglas



Development / Densification Map



3415 Douglas
Proposed
Mixed-Use
Medical Office/Retail



Nigel Valley
In Development
440 Rental Housing Units
255 Market Housing Units
103 Care Housing Units



3319 Douglas
In Development
Mixed-Use
Purpose Built Rental
169 Units



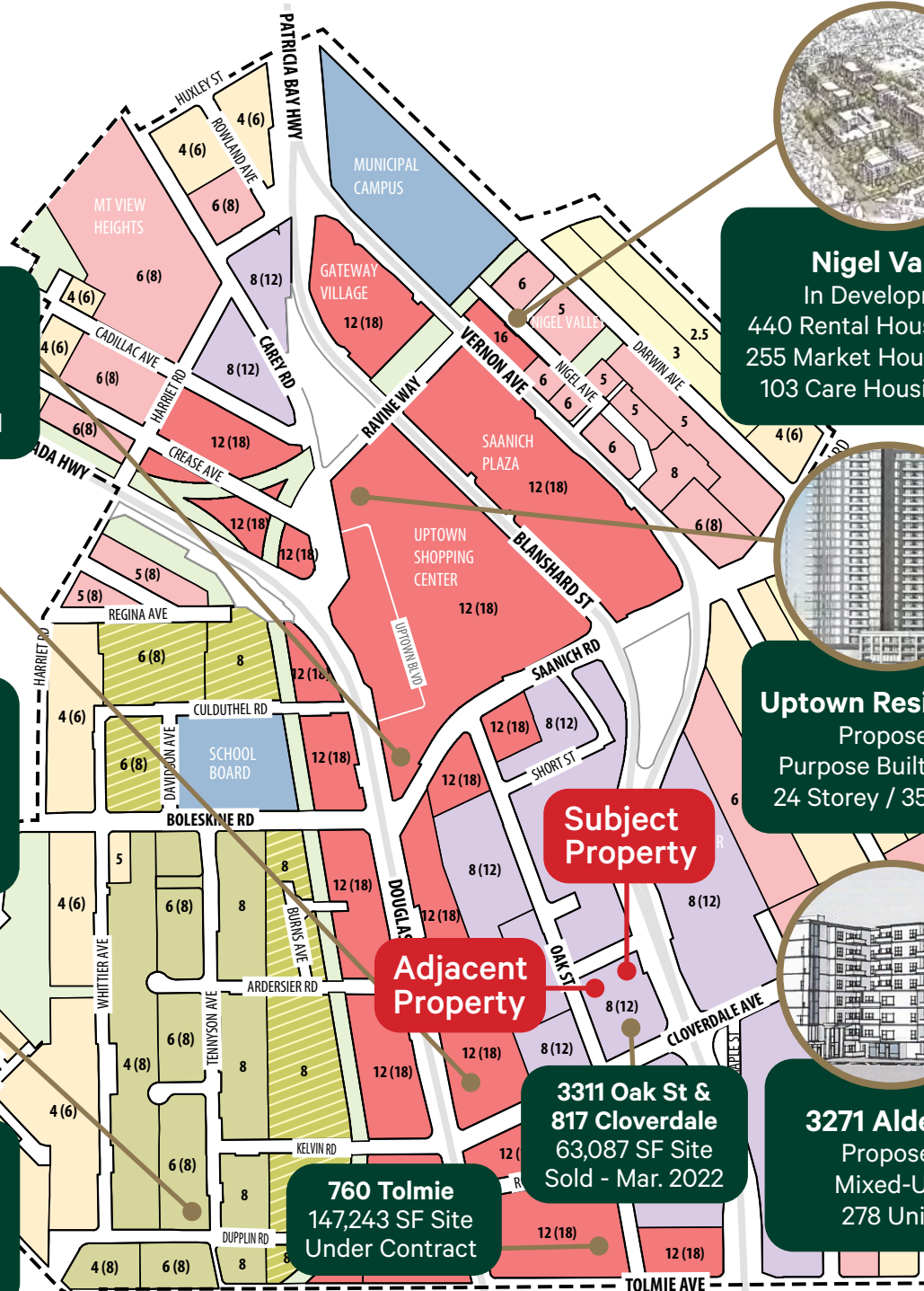
Uptown Residential
Proposed
Purpose Built Rental
24 Storey / 350 Units



Duplin Block
Proposed
Office/Industrial
42,000 SF



3271 Alder St
Proposed
Mixed-Use
278 Units



Adjacent Property

Subject Property

760 Tolmie
147,243 SF Site
Under Contract

3311 Oak St & 817 Cloverdale
63,087 SF Site
Sold - Mar. 2022

BUILDING HEIGHT DESIGNATIONS

X "X(X)" NUMBERS INDICATE BUILDING HEIGHT IN STOREYS ALLOWED UNDER "BASE" AND "(MAX)" HEIGHT CONDITIONS (SEE FIGURE 5.1 FOR ADDITIONAL DETAILS)

Sources: citized.ca | saanich.ca

LAND USE DESIGNATIONS

NEIGHBOURHOOD RESIDENTIAL
 NEIGHBOURHOOD APARTMENT

URBAN MIXED-USE
 CORE

TENNYSON INDUSTRIAL
 MIXED INSTITUTIONAL



OAK BAY

DOWNTOWN VICTORIA

- MAYFAIR SHOPPING CENTRE**
- Indigo
 - Toys R Us
 - Lululemon
 - Aritzia
 - Hudson's Bay
 - SportChek

- UPTOWN SHOPPING CENTRE**
- BestBuy
 - Walmart
 - Whole Foods
 - H&M
 - Michaels
 - Fitness World
 - Urban Barn



831 Shamrock St
Saanich, BC

Price: \$3,300,000

High Profile Mixed-Use Development Site / Owner-Occupier Opportunity with Potential for Land Assembly

Offer Process: Qualified purchasers are asked to sign a Confidentiality Agreement prior to gaining access to the online data room. All inquires regarding the property should be directed to Ross Marshall at ross.marshall@cbre.com

Contact

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