

FOR SALE

Bank & Liquor Anchored Retail Investment Opportunity

7180 & 7188 WEST SAANICH RD

CENTRAL SAANICH, BC



THE OFFERING

CBRE Limited is pleased to present for sale 7180 West Saanich Road (Strata Lot 2/3) & 7188 West Saanich Road (Strata Lot 1) in Central Saanich, BC. These prime freestanding retail buildings total over 7,300 SF of combined gross leasable area, and are located in the heart of Brentwood Bay Village. Built in 2011 & 2014, these top quality concrete buildings offer excellent exposure and 180 ft of frontage on West Saanich Road. Common area is accessible via West Saanich Road providing 16 surface parking stalls and rear loading for 7180. Fully tenanted by established and reputable businesses, Royal Bank of Canada (7188) and Metro Liquor (7180), the Properties offer investors significant holding income. Tenants benefit from an ideal central location within the Brentwood Bay community, as well as exceptional proximity to all of the Saanich Peninsula, capitalizing on the opportunity to service a growing population with a strong demographic profile and high household income. Contact our listing team to discuss current tenancies and financials.

PRICE: \$5,300,000
CAP RATE: CONTACT AGENTS



HIGHLIGHTS

- Two prime freestanding retail buildings consisting of 3 strata titled lots
- 7180 W Saanich Rd: 3,074 SF rentable area
- 7188 W Saanich Rd: 4,300 SF rentable area
- Strong tenancies (RBC & Metro Liquor) provide significant holding income
- Site specific CD-3 zoning allows for a wide range of potential uses
- Concrete construction, built in 2014
- Full HVAC rooftop units
- 400 amp power
- 16 common area surface parking stalls
- Approx. 180 ft of retail frontage
- Located in the heart of Brentwood Bay Village
- Opportunity to service growing population with strong demographic profile & high household income

ZONING

CD-3 Comprehensive Development Zone 3

Permitted Density: 1:15:1 FSR

Site Coverage: 50% Max

Max Height: 14.5m

Permitted uses include, but are not limited to:

- Art Gallery
- Civic Use
- Community Service
- Financial Institution
- Home Occupation
- Neighbourhood Restaurant (no drive-through)
- Offices, including medical/dental
- Licensed Premises
- Personal Service Use
- Residential Apartment
- Retail Stores
- Service Businesses



7180 WEST SAANICH ROAD - SALIENT DETAILS

Municipal Address:	7180 West Saanich Road Central Saanich, BC
PID:	029-356-199 & 029-356-202
Legal Description:	Strata Lots 2 & 3, Section 10, Range 1W, South Saanich District, Strata Plan EPS2016
Building Size:	2,872 SF (Strata Plan)
Total Rentable Area:	3,074 SF (Lease Agreement)
Year Built:	2014
Loading:	Dock Level Loading at Rear
Parking:	Common Surface Parking
Electrical:	400 amp
Heating:	Full HVAC Rooftop Unit
Zoning:	CD-3, Comprehensive Development Zone 3
Tenant:	Metro Liquor
Term:	10 Year Lease Expires June 30, 2025 3 x 5 Year Options to Renew + 1 x 4 Year Option to Renew
Property Taxes:	\$15,042.50 (2023)

7188 WEST SAANICH ROAD - SALIENT DETAILS

Municipal Address:	7188 West Saanich Road Central Saanich, BC
PID:	029-356-181
Legal Description:	Strata Lot 1, Section 10, Range 1W, South Saanich District, Strata Plan EPS2016
Building Size:	4,161 SF (Strata Plan)
Total Rentable Area:	4,300 SF (Lease Agreement)
Year Built:	2011
Parking:	Common Surface Parking
Electrical:	400 amp
Heating:	Full HVAC Rooftop Unit
Zoning:	CD-3, Comprehensive Development Zone 3
Tenant:	RBC Royal Bank of Canada
Term:	5 Year Lease Expires Oct. 31, 2025 3 x 5 Year Options to Renew
Property Taxes:	\$22,046.98 (2023)



STORE INTERIOR



DRIVE AISLE ENTRANCE



DOCK LEVEL LOADING



SOUTH SIDE OF BUILDING



WEST SAANICH RD FRONTAGE



COMMON AREA PARKING

Brentwood Bay



DEMOGRAPHICS (3KM RADIUS)

POPULATION
12,826

MEDIAN AGE
47.8

HOUSEHOLD INCOME
\$131,864

HOME OWN VS RENT
77.6% OWN

BUSINESSES
446

TRAFFIC COUNT
2,816 CARS/DAY
(W SAANICH / WALLACE)

Brentwood Bay Village is a charming community located on Vancouver Island in British Columbia, Canada. With its idyllic setting along the Saanich Inlet, this village exudes a relaxed and welcoming atmosphere. Its quaint streets are lined with boutique shops, cozy cafes, and friendly locals, creating a warm and inviting environment for residents and visitors alike. Brentwood Bay Village serves as a gateway to the natural wonders of the region, including nearby Butchart Gardens and the serene Brentwood Bay itself, where kayaking and boating adventures await. Whether you're strolling through the village, enjoying a meal at a waterfront restaurant, or exploring the nearby attractions, Brentwood Bay Village offers a delightful blend of coastal charm and scenic beauty.

FOR SALE



Drive Times

DOWNTOWN VICTORIA
20 MINS

SWARTZ BAY FERRIES
15 MINS

VICTORIA INTL AIRPORT
12 MINS

NORTH
SAANICH



Swartz Bay Ferry Terminal



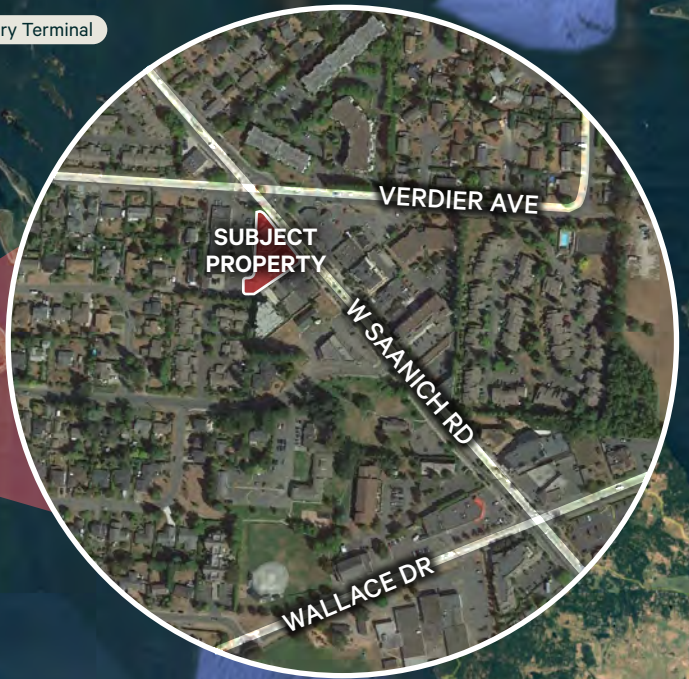
Victoria Intl Airport



CENTRAL
SAANICH

SAANICH

DOWNTOWN
VICTORIA



Qualified purchasers are asked to sign a Confidentiality Agreement prior to gaining access to the online data room. All inquiries regarding the property or further information about the offer process should be directed to the CBRE listing team.

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