



7856 East Saanich Road

SAANICH, BC

Unique Café/Retail Opportunity in Saanichton

Opportunity

CBRE Victoria is pleased to present the exciting opportunity to lease café/restaurant space at 7856 East Saanich Road. Located in the charming neighbourhood of Saanichton, the subject property is seamlessly integrated with the bustling Shell gas station, ensuring constant foot traffic and an established customer base. The space offers 26 on-site parking spaces, ensuring accessibility for both fast-paced and sit-down concepts. With prime visibility, ideal location, and strong customer traffic, the subject property boasts an incredible opportunity to operate at the heart of a vibrant neighbourhood.



Corner Retail Space
Near Several Amenities



Large Store front
Windows & Prominent
Signage Exposure



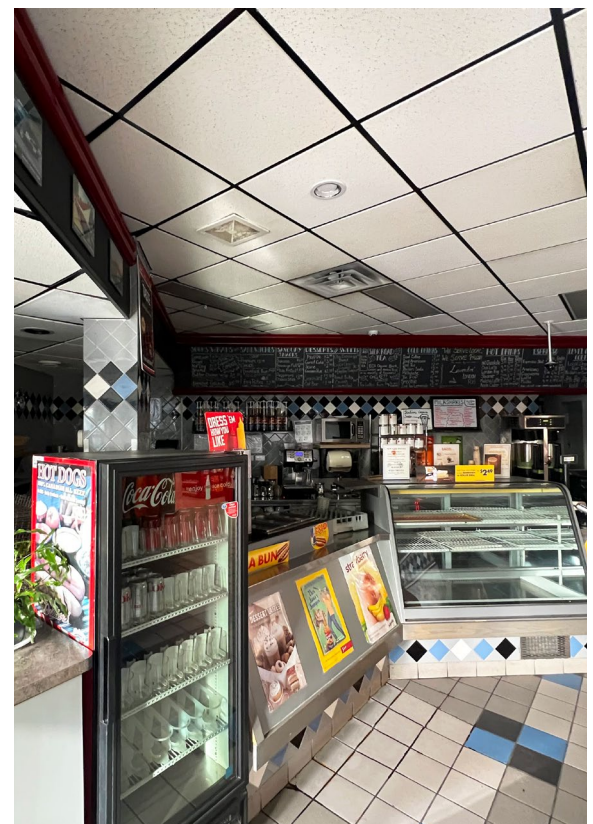
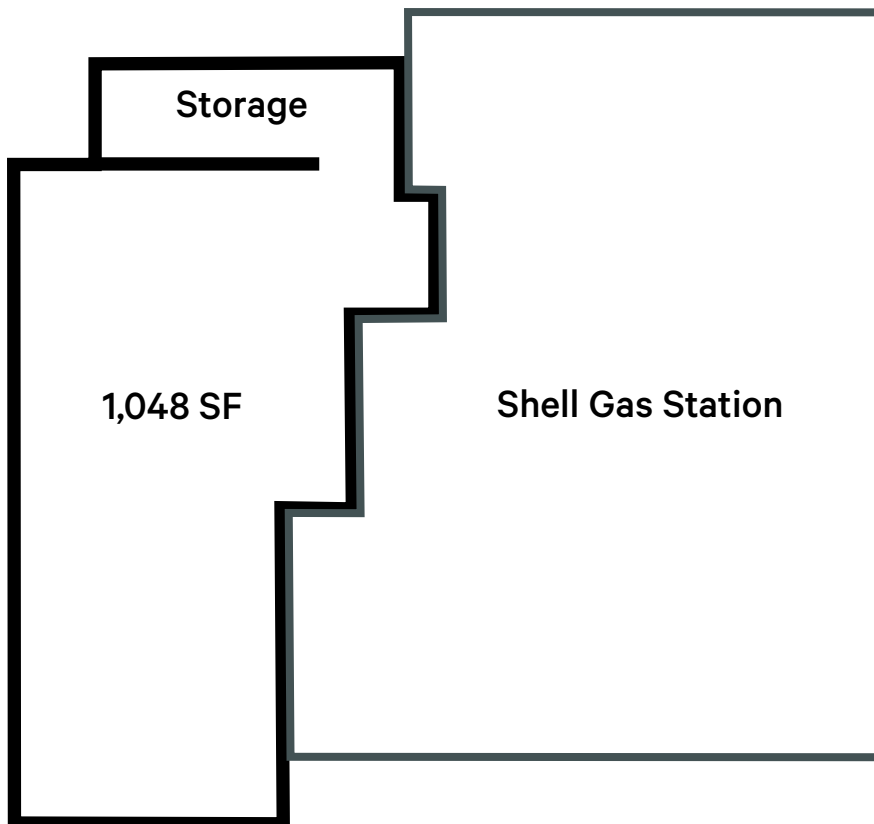
26 On-Site Parking Spaces



Proven Customer Traffic

SALIENT DETAILS

Lease Rate	Contact Agent
Additional Rent	\$16.84 PSF (est.)
Size	1,048 SF
Zoning	C4: Service Station Commercial
Availability	Immediately



Saanichton

Saanichton is a charming community nestled in the heart of the Saanich Peninsula. Known for its picturesque landscapes, Saanichton offers a unique blend of rural and suburban living. The vibrant area is surrounded by lush farmland, stunning coastline, and scenic parks. Saanichton is also home to a variety of local businesses, including farms, markets, and artisan shops. Its central location provides easy access to the Victoria International Airport, BC Ferries, and only a 30-minute drive to Downtown Victoria. Saanichton is a welcoming community that celebrates the best of coastal living on Vancouver Island.



Nearby Tenants

- Shoppers Drug Mart
- Thrifty Foods
- Coast Capital
- Prairie Inn Liquor Store
- Prairie Inn Neighbourhood Pub
- Home Hardware
- Peninsula Pizza

27m

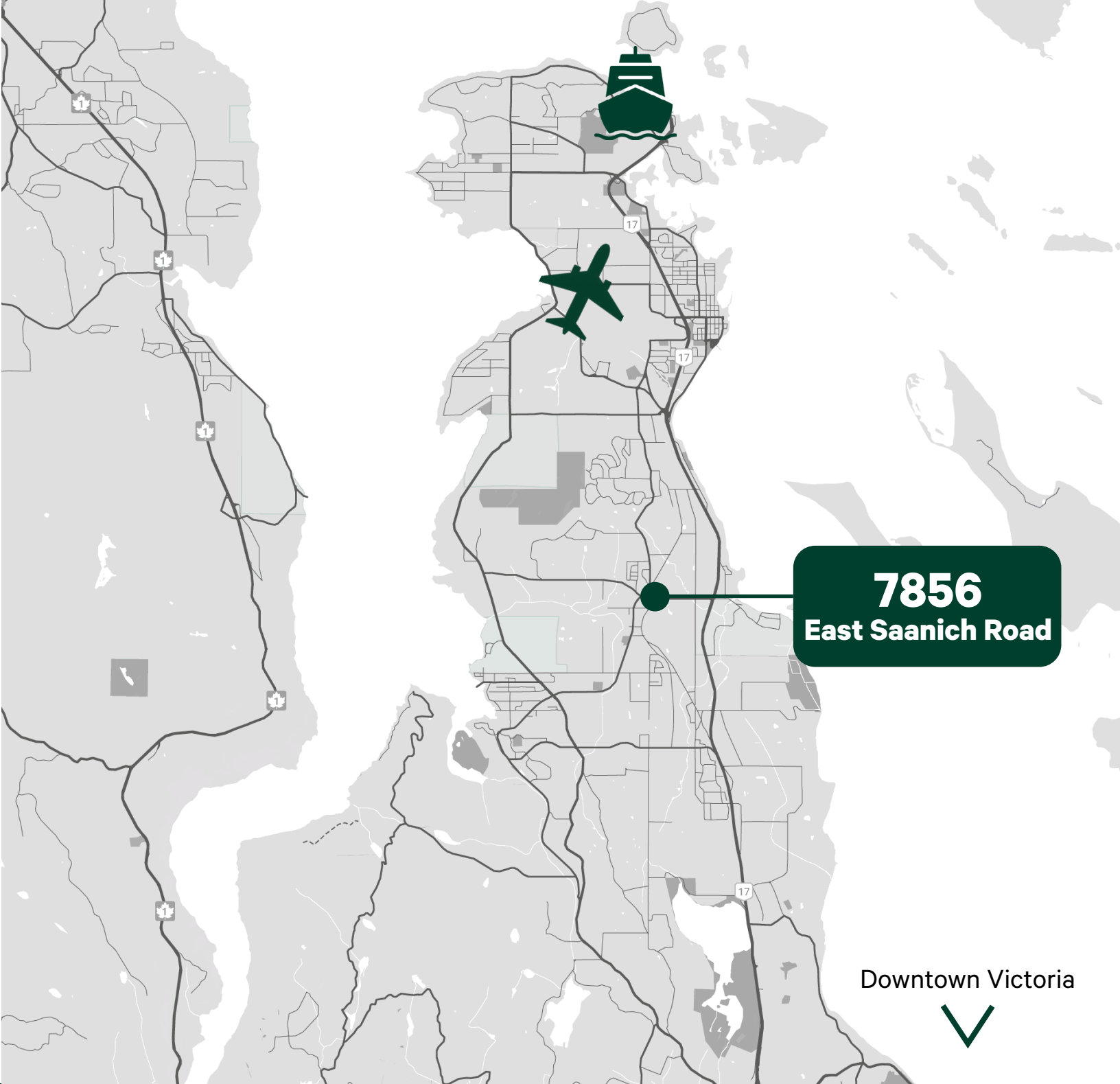
Drive to Downtown Victoria

12m

Drive to Victoria International Airport (YYJ)

15m

Drive to BC Ferries - Swartz Bay Terminal



7856
East Saanich Road

Downtown Victoria
✓

Contact Us

Jeff Lougheed
Vice President
250 386 0001
jeff.lougheed@cbre.com

Mitch Bryan
Associate
250 532 1030
mitch.bryan@cbre.com

CBRE Limited | www.cbrevictoria.com | 110-800 Yates Street, Victoria BC, V8W 1L8 | 250 386 0000



This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.

Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.