

FOR LEASE | TURN KEY COFFEE SHOP



7856 East Saanich Road

SAANICH, BC

Café/Retail Opportunity in Saanichton

CBRE

Opportunity

CBRE Victoria is pleased to present the exciting opportunity to lease turn key coffee/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.

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



Corner Retail Space
Near Several Amenities



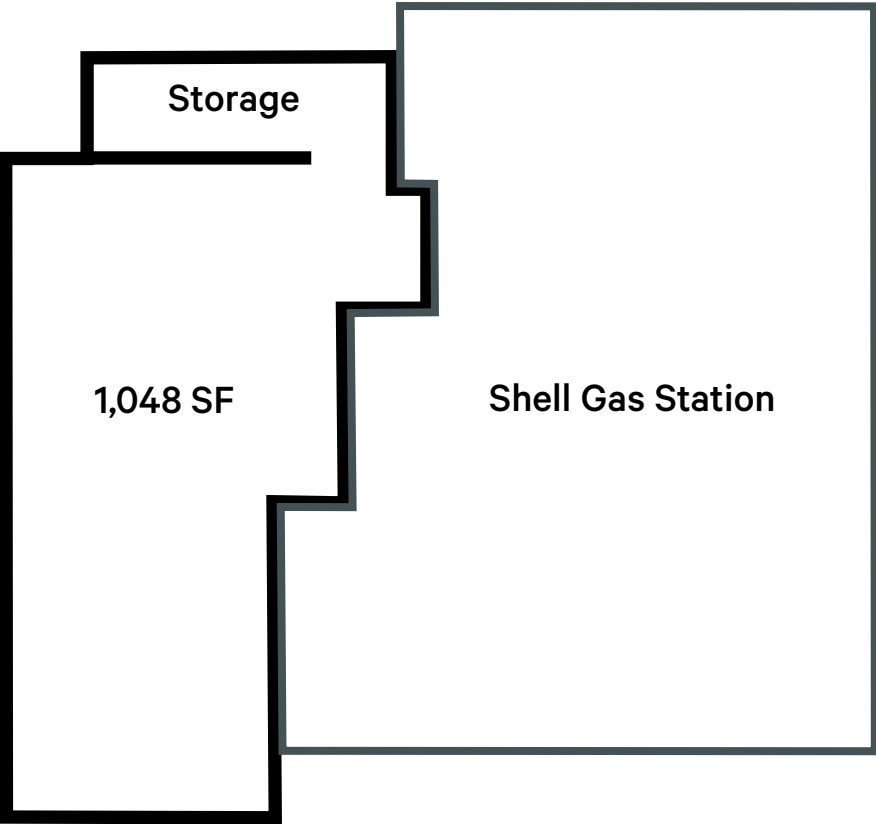
Large Store front
Windows & Prominent
Signage Exposure



26 On-Site Parking Spaces



Proven Customer Traffic



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

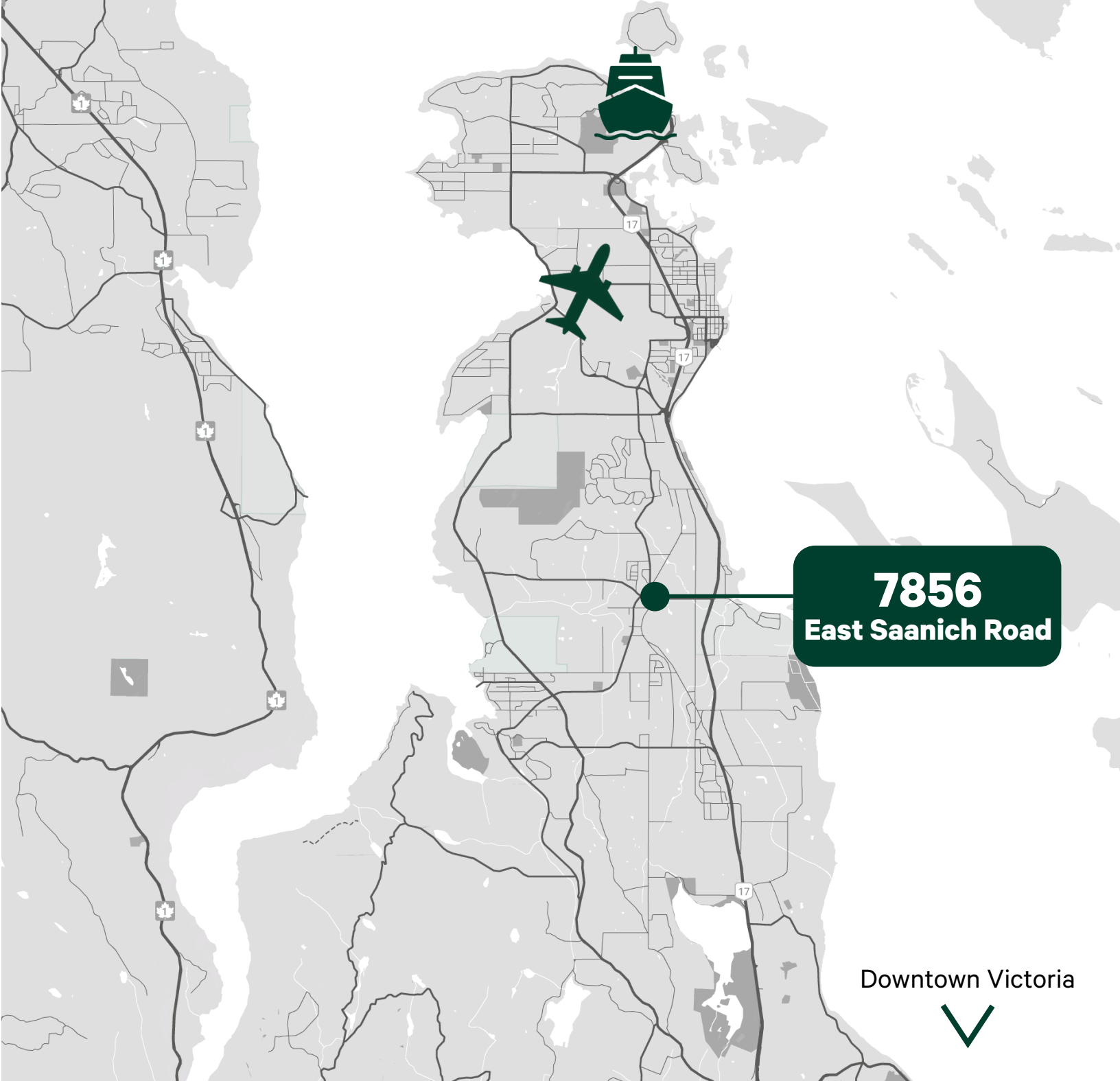
Drive to Downtown Victoria

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

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