ODYSSEY

Prime Retail Opportunities



Where Retail Meets Community

3400 Tillicum presents an exceptional opportunity for occupiers to lease brandnew high-quality retail spaces within the Tillicum neighborhood of Saanich. The subject property is comprised of 6 stories with approximately 242 residential units situated over six commercial retail units. The commercial units have excellent frontage and exposure along Tillicum Road and Burnside Road West offering tenants a highly visible opportunity. Ample foot, vehicle, and transit traffic from Tillicum Centre across the street is an added benefit. Nearby amenities include Cineplex, Save-On-Foods, RONA, and Anytime Fitness.

Total Retail	15,341 SF
Total Residential	242 units
Estimated Delivery	Q2 2026



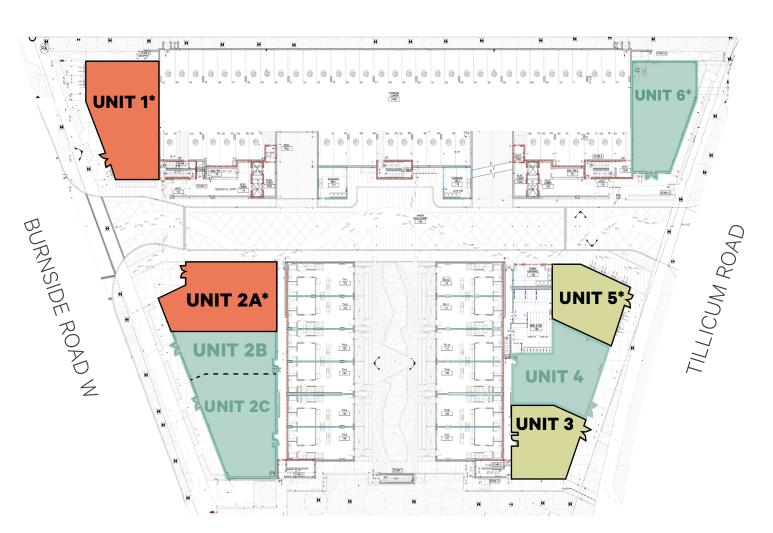
Leasing Opportunities

OFFER

UNDER NEGOTIATIONS/CONTRACT



FIRM



*Potential for commercial venting

BUILDING OVERVIEW

Available Area

UNIT 1: 2,477 SF

UNIT 2A: 2,200 SF

UNIT 2B: 1,300 SF

UNIT 2C: 2,400 SF

UNIT 3: 1,478 SF

UNIT 4: 1,888 SF

UNIT 5: 1,496 SF

UNIT 6: 2,102 SF

Parking

41 stalls dedicated to commercial units & visitors

Lease Rates

Contact Listing Agents

Zoning

C-2BW: Boleskine Whittier Commercial Apartment Zone

GORGE-TILLICUM







Join the Vibrant Hub of Saanich

The ODYSSEY is perfectly situated in the Gorge-Tillicum Area of Saanich, just ten minutes from Downtown Victoria and a stone's throw away from Saanich's outdoor attractions. It serves as a central hub for those seeking a vibrant place to live, work, and play.

Getting to the ODYSSEY is effortless, thanks to a variety of transportation options, from foot to transit and by vehicle. Discover the convenience and vibrancy of the Odyssey.

Amenities

DINING

- 1 Montana's BBQ
- 2 Saigon Char-Broil
- 3 Edo Japan
- 4 Starbucks
- 5 Papa John's Pizza
- 6 A&W
- 7 Browns Socialhouse

HOME & GROCERY

- 1 Save-On-Foods
- 2 London Drugs
- 3 Shoppers Drug Mart
- 4 Whole Foods Market
- 5 Walmart

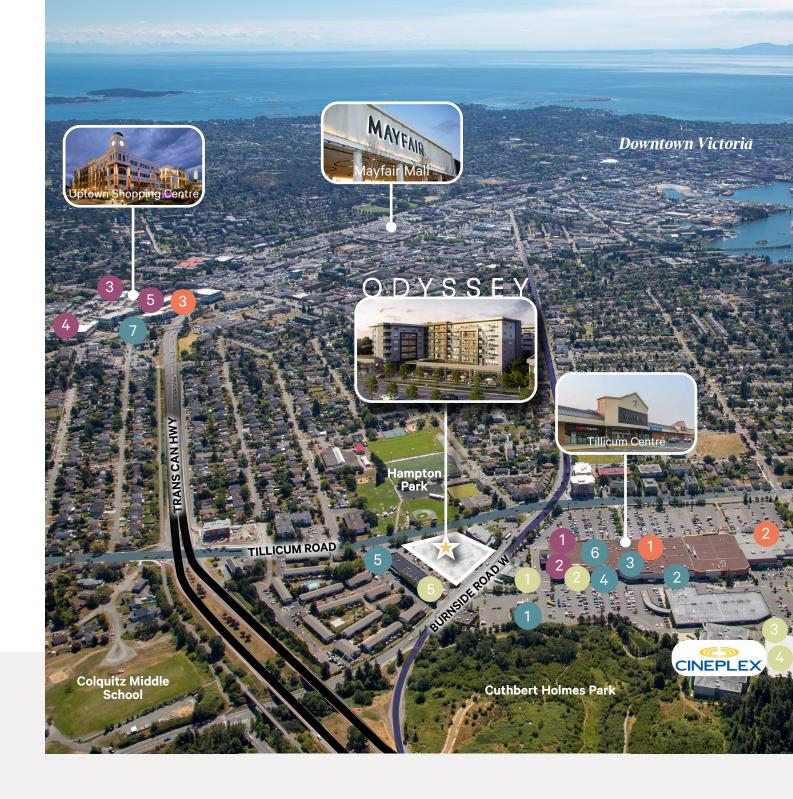
SHOPPING

- 1 Winners
- 2 Old Navy
- 3 Best Buy

SERVICE

- 1 TD Bank
- 2 Anytime Fitness
- 3 GR Pearkes Recreation Centre
- 4 Greater Victoria Public Library
- 5 Shell





Community Charm

The people - 1km radius

000

82.4%

9,380

Population

3.611

Households

Labour force participation





\$102,102

Avg. Household Income

48.8%

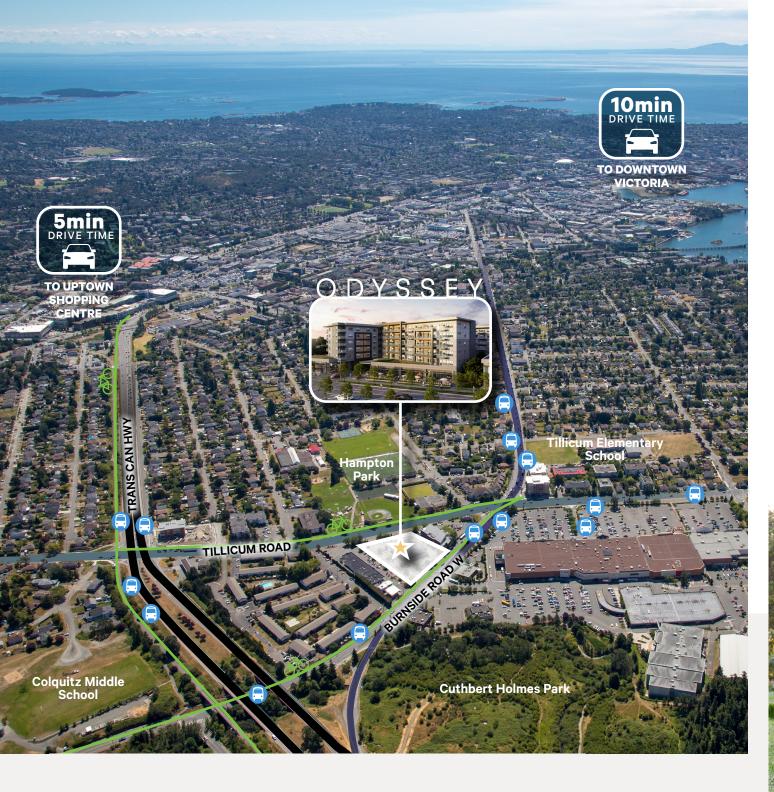
Of population between ages 20-44

19.8%

Education University Degree

The ODYSSEY is home to a growing community. Surrounding the area, there is lots to explore for everyone. Including Hampton Park, Cuthbert Holmes Park and Gorge Waterway Park.





Convenient Connection





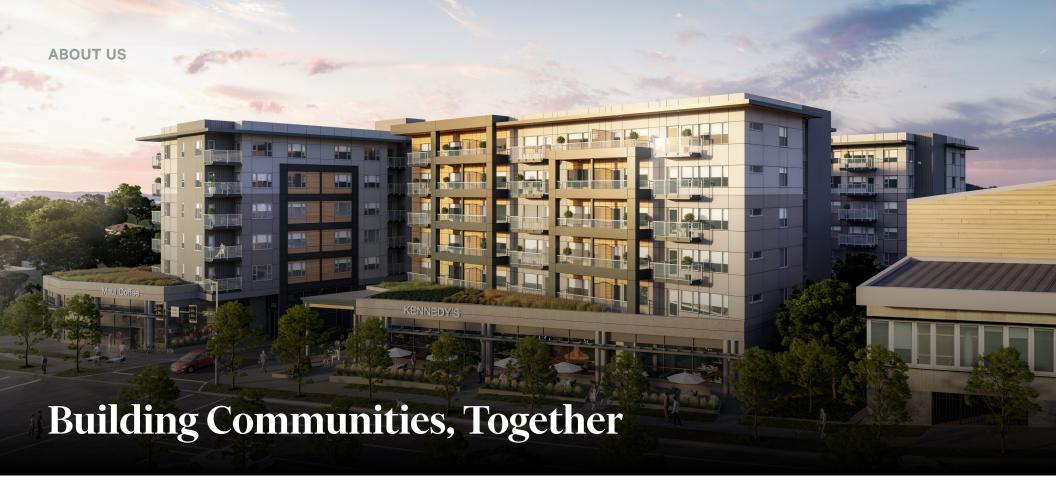














Ovis Group is a real estate development company with a client-centered mentality. Operating in British Columbia and Quebec City, they emphasize quality, affordability, efficiency, and accessibility on all projects. Other projects by Ovis Group include OVIS One and Genessee.

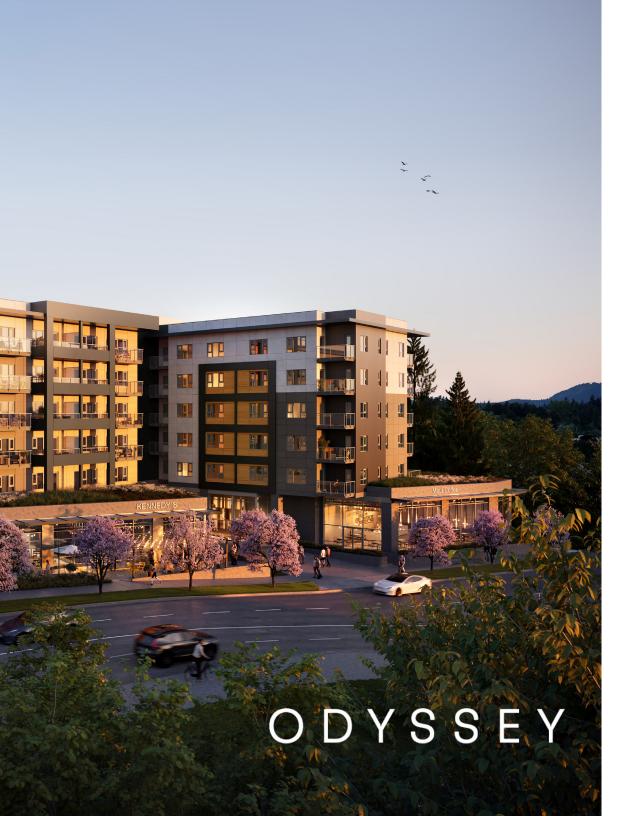
STRATOSPHERE

PROPERTIES

Stratosphere Properties is a visionary real estate investment and development firm, born in the heart of Vancouver, BC. Their unwavering mission is to redefine the boundaries of possibility and ignite inspiration in the real estate realm. Other projects by Stratosphere include Pilot and Satori



Ironclad Developments is a construction development company that focuses on the designing and producing multi-family apartments. Headquarted in Manitoba, they bring over 20 years of industry experience, from land acquisitions, design, permits, and more. Other projects by Ironclad include Treanor Terrace and The Enclave.



CBRE

For leasing opportunities

Jeff Lougheed

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

Mitch Bryan

Associate mitch.bryan@cbre.com 250 385 1225



STRATOSPHERE



CBRE Limited 800 Yates Street #110 | Victoria, BC www.cbrevictoria.com

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 he recipients reliance upon 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.

 ${\it Mapping Sources: Canadian Mapping Services canadam apping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.}$