

ODYSSEY

Prime Retail Opportunities



CBRE

STRATOSPHERE
PROPERTIES

ABOUT THE BUILDING

Where Retail Meets Community

3400 Tillicum presents an exceptional opportunity for occupiers to lease brand-new 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 *Q4 2026*



Leasing Opportunities

OFFER
 UNDER NEGOTIATIONS/CONTRACT
 FIRM



BUILDING OVERVIEW

Available Area

UNIT 1:	LEASED
UNIT 2A:	LEASED
UNIT 2B:	LEASED
UNIT 2C:	1,136 SF
UNIT 2D:	1,196 SF
UNIT 3:	LEASED
UNIT 4:	1,888 SF
UNIT 5:	LEASED
UNIT 6:	2,096 SF

Parking

41 stalls dedicated to commercial units & visitors

Lease Rates

Contact Listing Agents

Zoning

C-2BW: Boleskine Whittier Commercial Apartment Zone

*Potential for commercial venting

Amenities

DINING

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

HOME & GROCERY

- 1 Save-On-Foods
- 2 London Drugs

SHOPPING

- 1 Winners
- 2 Old Navy
- 3 Ardene

SERVICE

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

3400
Tillicum Road



DEMOGRAPHICS

Community Charm

The people - 1km radius



9,380

Population



3,611

Households



82.4%

Labour force participation



\$102,102

Avg. Household Income



48.8%

Of population between ages 20-44



19.8%

Education University Degree





5min
DRIVE TIME

TO UPTOWN
SHOPPING
CENTRE



10min
DRIVE TIME

TO DOWNTOWN
VICTORIA



Convenient Connection



 Bus Stop  Bike Lanes





CBRE

For leasing opportunities

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STRATOSPHERE

PROPERTIES

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