

# ODYSSEY

Prime Retail Opportunities



STRATOSPHERE  
PROPERTIES



CBRE



## 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 ***15,571 SF***

Total Residential ***242 units***

Estimated Delivery ***Q2 2026***



# Leasing Opportunities



## BUILDING OVERVIEW

### Available Area

<b>UNIT 1:</b>	2,477 SF
<b>UNIT 2:</b>	6,130 SF
<b>UNIT 3:</b>	1,478 SF
<b>UNIT 4:</b>	1,888 SF
<b>UNIT 5:</b>	1,496 SF
<b>UNIT 6:</b>	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



**3400**  
*Tillicum Road*



*Downtown Victoria*



Uptown Shopping Centre



Mayfair Mall

ODYSSEY



Tillicum Centre

Hampton Park

TRANS CAN HWY

TILLICUM ROAD

BURNSIDE ROAD W

Colquitz Middle School

Cuthbert Holmes Park





## 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

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.







**5min**  
DRIVE TIME

TO UPTOWN  
SHOPPING  
CENTRE

**10min**  
DRIVE TIME

TO DOWNTOWN  
VICTORIA



# Convenient Connection

84 96 71

Bus Stop Bike Lanes





## ABOUT US



# Building Communities, Together



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 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. Headquartered 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.





# ODYSSEY

# CBRE

## For leasing opportunities

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