

FOR SALE



TILLER+GRACE
AT 5229 CORDOVA BAY

BOUTIQUE CAFE OPPORTUNITY WITH ±800 SF PATIO

IN CORDOVA BAY'S BRAND NEW 20-UNIT
TILLER + GRACE OCEANFRONT RESIDENCE

CBRE



THE OPPORTUNITY

CBRE Victoria's Investment Properties Group is pleased to present for sale a 979 SF boutique cafe opportunity in Cordova Bay's newest oceanfront residence, Tiller + Grace. Located at 5229 Cordova Bay Road in Saanich, BC, this thoughtfully designed development will offer 20 premium homes, steps from the beach and everything this highly coveted neighbourhood has to offer. The bright ground floor commercial space features exceptional frontage and signage opportunities on Cordova Bay Road, a sprawling west facing patio, and extensive glazing. Benefit from the affluent and underserved surrounding community, in a modern and exceptionally well-built boutique development.



EXCEPTIONAL
FRONTAGE &
EXPOSURE



APPROX. 800 SF
WEST FACING
PATIO SPACE



AFFLUENT &
UNDERSERVED
COMMUNITY



HIGH-QUALITY
BOUTIQUE
DEVELOPMENT

UNIT DETAILS

Address: 5229 Cordova Bay Road | Saanich, BC
Unit #: 101
Size: 979 SF + approx. 800 SF patio
Strata Fees: \$483.29 / month
Parking: 6 dedicated commercial stalls at rear
Power: 400 amp 3-phase
Completion: Q4 2025
Zoning: C-1CBV

UNIT HIGHLIGHTS

- Key frontage on Cordova Bay Road
- Large west-facing patio space
- Extensive glazing and lots of natural light
- Prominent signage opportunity
- Commercial venting to the roof
- 6 dedicated commercial parking stalls
- 11' ceiling heights (9'6" clear)

Price: \$750,000



C-1CBV ZONING PERMITTED USES
Include, but are not limited to:

- Restaurant/Cafe
- Retail
- Personal Services
- Office

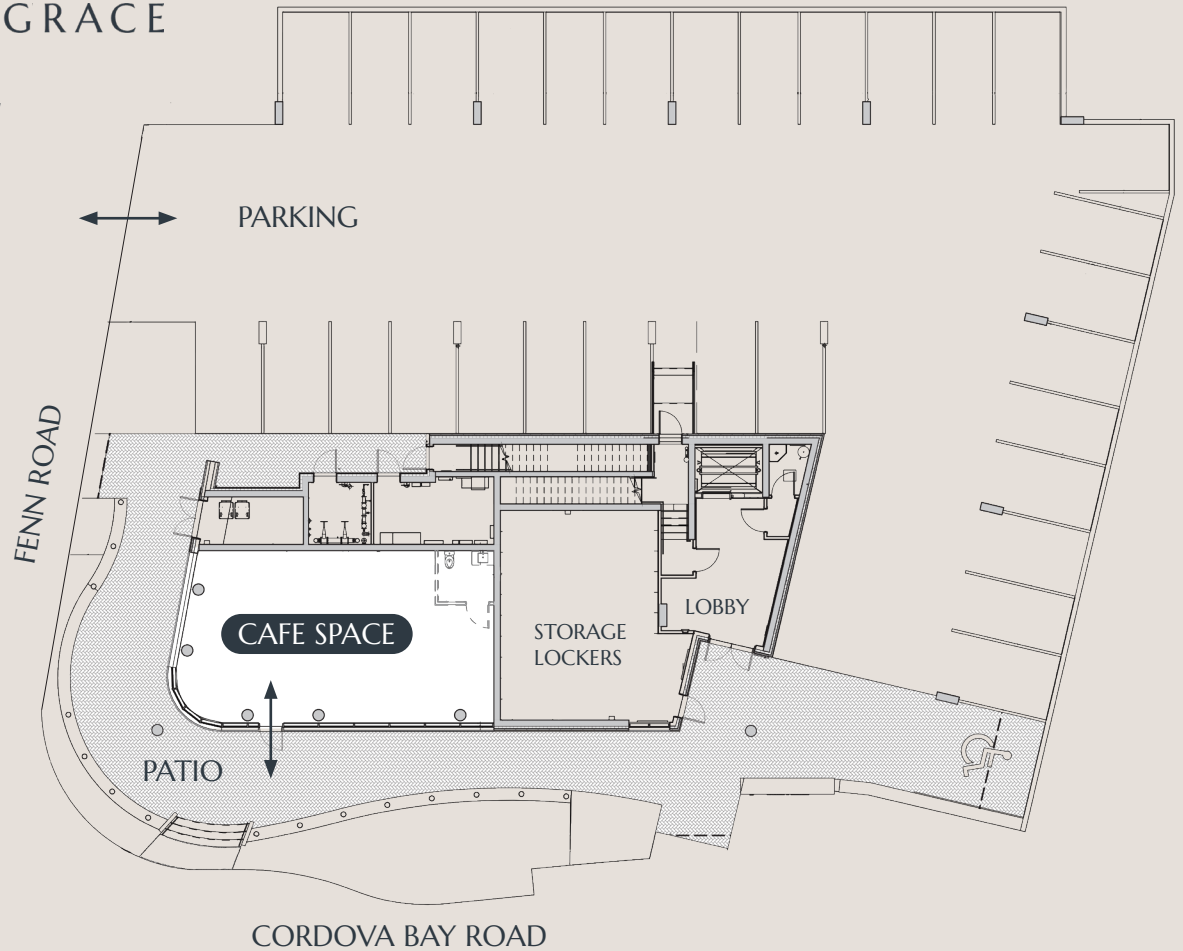


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SITE PLAN



THE NEIGHBOURHOOD



Currently the estimated population is 13,491 within a 3km radius, and 34,560 within a 5km radius.



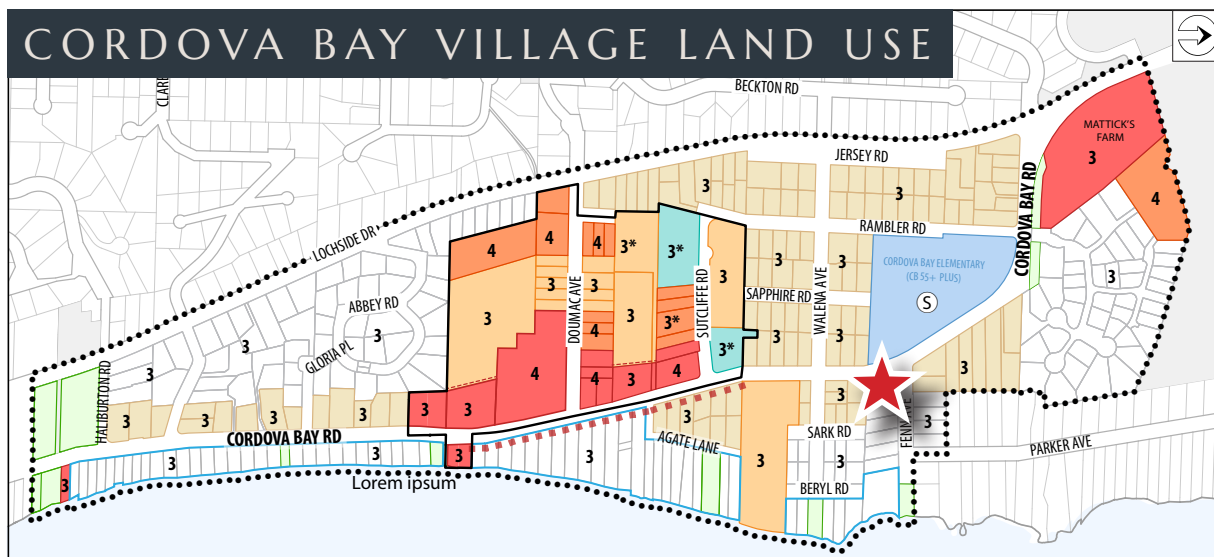
The population is projected to increase by **26%** within a 1km radius from the Subject Property by 2028.



Approximately **6,000 cars** travel by the intersection of Cordova Bay Rd & Fenn Ave daily



The average income is **\$173,040** in a 1km radius from the Subject Property, one of the highest averages in Greater Victoria.



FUTURE LAND USE DESIGNATIONS

- NEIGHBOURHOOD RESIDENTIAL
- VILLAGE ATTACHED RESIDENTIAL
- TOWNHOUSE
- LOW-RISE APARTMENT
- COMMERCIAL MIXED USE
- INSTITUTIONAL
- INSTITUTIONAL MIXED USE
- PARK/RECREATION

BUILDING HEIGHT DESIGNATIONS

MAXIMUM HEIGHT (IN STOREYS)

FOR SALE



CONSTRUCTION PROGRESS

Currently under construction by renowned local builder GT Mann.
Anticipated development completion is set for Q4 2025.

EXCLUSIVE ADVISORS:

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