

FOR LEASE

RETAIL SPACE AT BROADMEAD VILLAGE

120 - 777 ROYAL OAK DRIVE, VICTORIA



Connor Braid
Personal Real Estate Corporation
250-410-1991
connor@jbwcommercial.com

JBW
COMMERCIAL

Harry Jones
Personal Real Estate Corporation
250-410-1991
harry@jbwcommercial.com

THE OFFERING | FOR LEASE



MONTHLY 'ALL IN' RENT | \$26,791.65 + GST

Broadmead Village presents a rare opportunity to lease prime retail space in one of Greater Victoria's most well-established and high-traffic shopping plazas. Strategically located just off Patricia Bay Highway, this destination retail center benefits from strong daily foot traffic and excellent accessibility for both local residents and commuters.

Anchored by top-performing tenants such as Thrifty Foods (the highest-grossing location on Vancouver Island), Canadian Tire, and BC Liquor, Broadmead Village provides a thriving commercial environment for businesses seeking a dynamic and well-maintained setting. The C-3L zoning allows for a wide range of retail, office, financial, food and beverage, and assembly uses, making it an ideal location for diverse business models.

Designed as more than just a shopping plaza, Broadmead Village offers an inviting customer experience with widened sidewalks, a central gathering space, an outdoor fireplace, and a weather-protected seating area. These features encourage longer customer visits, enhancing foot traffic for tenants. With a strong community presence, an established customer base, and high visibility, Broadmead Village is an exceptional opportunity for businesses looking to thrive in a vibrant retail hub.

- *Open Concept Retail Space*
- *Award Winning Shopping Plaza*
- *Flexible C-3L Zoning*
- *Direct Highway Access*

SALIENT FACTS

CIVIC ADDRESS:

120 - 777 Royal Oak Drive, Victoria, BC

SIZE: 4,106 SQFT

ZONING: Commercial (C-3L)

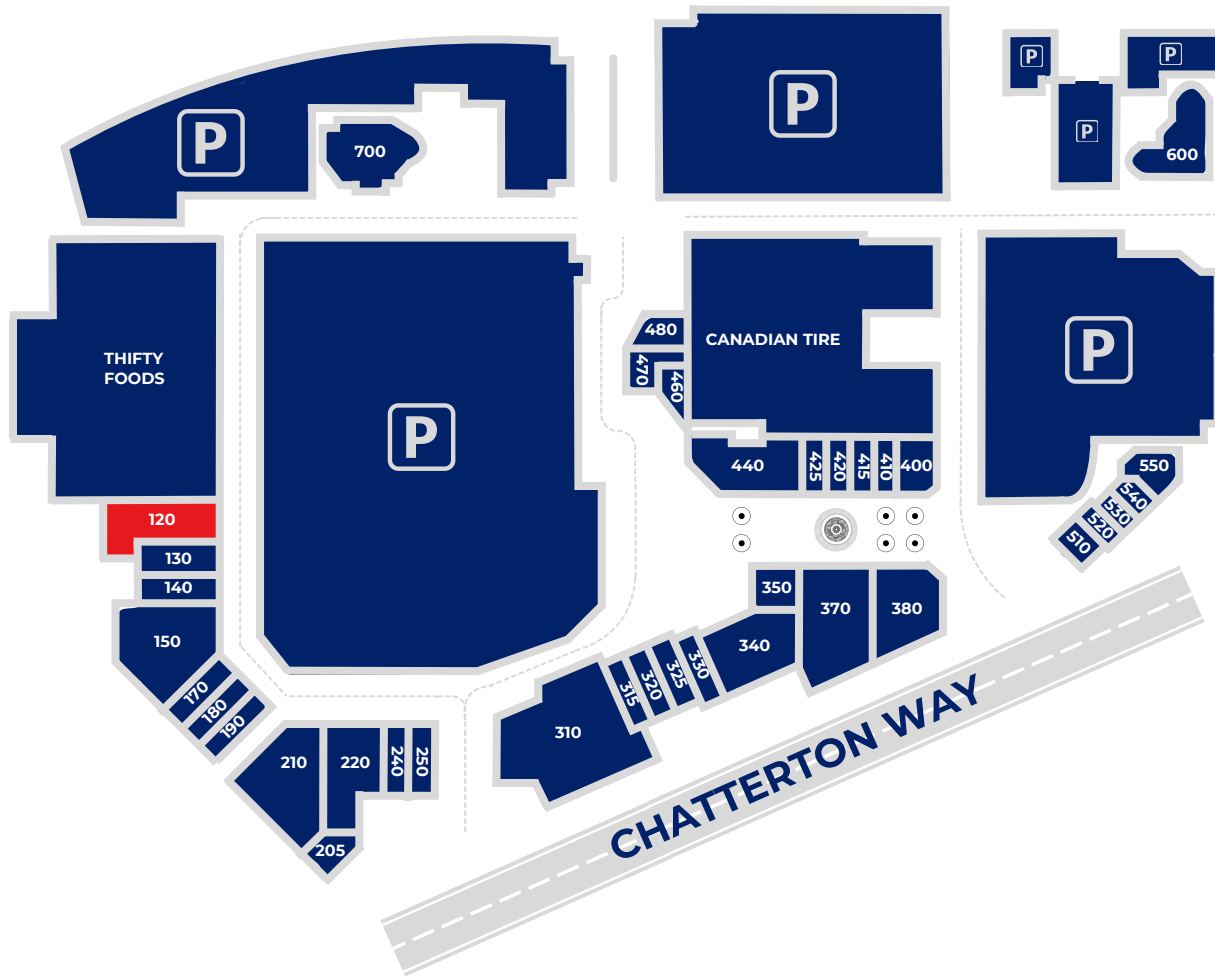
PARKING: On-Site

BASE RENT: \$55.00 / SQFT

ADDITIONAL RENT: \$23.30 / SQFT

MONTHLY RENT: \$26,791.65 (plus GST)

SITE PLAN | FLOOR PLAN



TENANT REGISTRY

- 100 THRIFTY FOODS
- 120 FOR LEASE**
- 130 RIDE THE GLIDE ELECTRIC
- 140 TULA MASSAGE
- 150 COAST CAPITAL SAVINGS
- 170 BCAA
- 180 BCAA
- 190 SUZANNE'S & JENNY'S

- 210 MARK'S WORK WAREHOUSE
- 220 MARK'S WORK WAREHOUSE
- 240 BROADMEAD VET
- 250 ARTSEE EYEWEAR

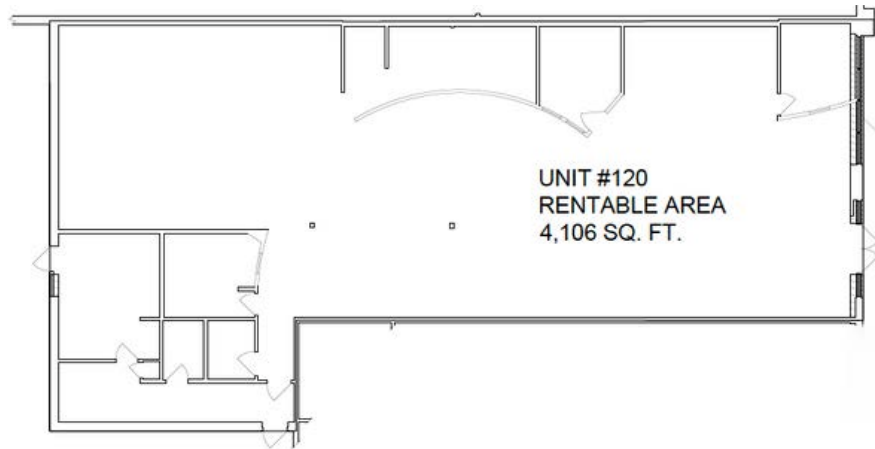
- 310 PHARMASAVE
- 315 POKE FRESH
- 320 PENNA & CO.
- 325 PENNA & CO.
- 330 RUNNING ROOM
- 340 SLEEP COUNTRY
- 350 ARTISAN BISTRO
- 370 BC LIQUOR STORE
- 380 HEIRLOOM LINENS

- 400 BAAN THAI
- 410 CARREIRO HAIR SALON
- 415 MARLIN TRAVEL
- 420 CLASSIC NAIL SPA
- 425 FUDO SUSHI
- 440 ROMEO'S
- 460 **UNDER CONTRACT**
- 465 CAFÉ MEXIGO
- 480 ALYSA'S PHO & BANH MI

- 510 ARTISAN DENTAL
- 520 BERNARD CALLEBAUT CHOC.
- 530 FOR LEASE**
- 540 STARBUCKS EXPANSION
- 550 STARBUCKS

- 600 RBC ROYAL BANK

- 700 CIBC



UNIT 530 - BROADMEAD VILLAGE



Situated in the heart of Saanich's Royal Oak area, Broadmead Village benefits from a highly accessible location directly off Patricia Bay Highway. As a key commercial hub along the main thoroughfare connecting downtown Victoria with the Victoria International Airport and Swartz Bay Ferry Terminal, the plaza draws steady traffic from both local shoppers and commuters traveling in both directions.

With its strategic location, strong transit connections, and established presence in the community, Broadmead Village continues to be a premier retail destination for businesses looking to capitalize on high visibility, strong foot traffic, and a well-integrated local customer base.

Transit options include Route 6 to and from downtown Victoria, Route 9 to and from the University of Victoria, and Route 39 connecting Westhills, Interurban, and UVic.

TRADE AREA & DRIVE TIME

SAANICH CORE + 10 MINUTES

VICTORIA CORE + 15 MINUTES

LANGFORD + 15 MINUTES

SIDNEY+ 25 MINUTES

MILL BAY + 38 MINUTES

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For more information contact:

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102 - 517 Gore Street
Victoria, BC
V9A 5E5