

JBW
COMMERCIAL

FOR LEASE

RETAIL SPACE AT BROADMEAD VILLAGE

460 - 777 ROYAL OAK DRIVE, VICTORIA



Connor Braid

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

Harry Jones

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

THE OFFERING | FOR LEASE



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
- Centrally Located
- Direct Highway Access

SALIENT FACTS

CIVIC ADDRESS:

460 - 777 Royal Oak Drive, Victoria, BC

SIZE: 896 SQFT

ZONING: Commercial (C-3L)

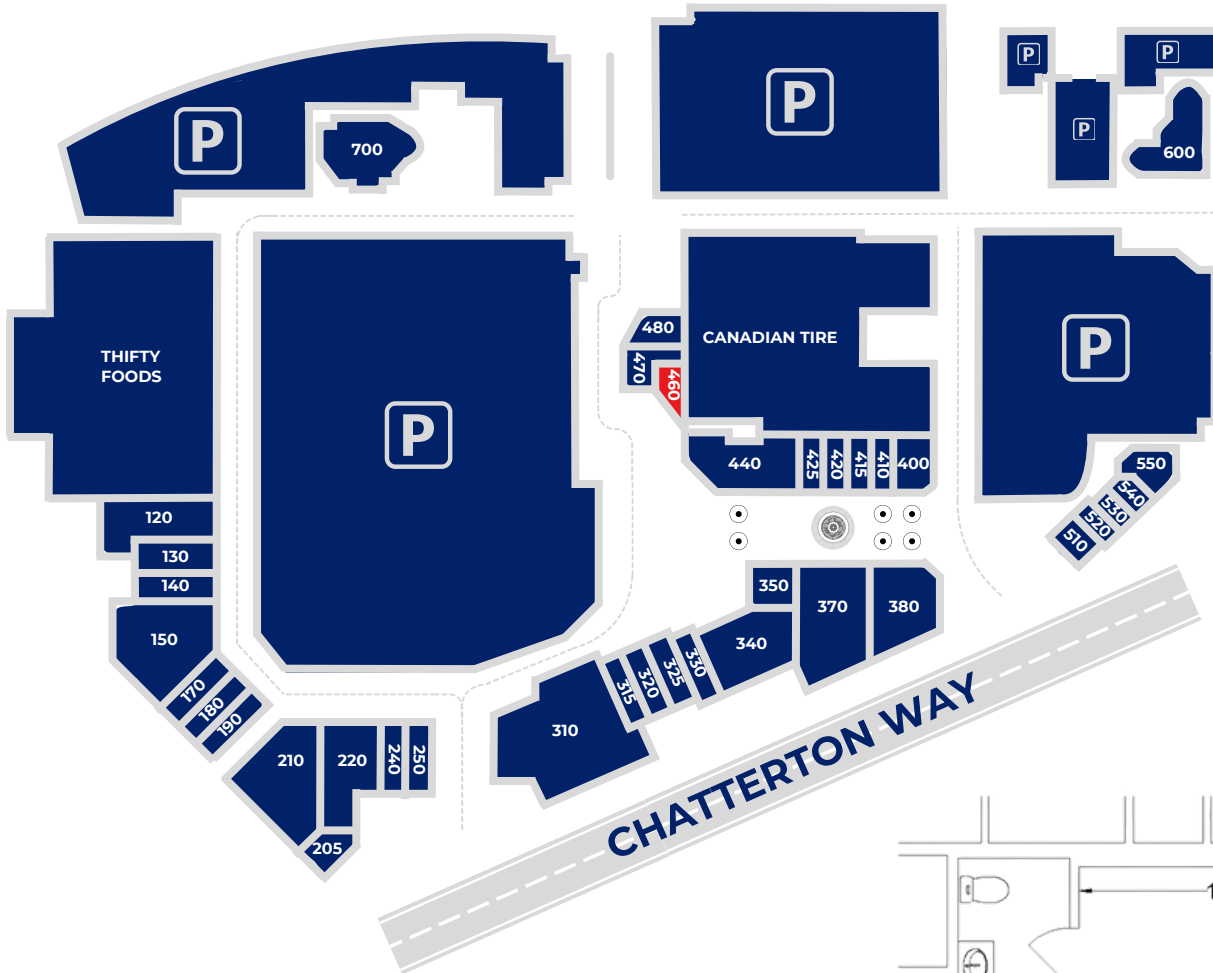
PARKING: On-Site

BASE RENT: \$55.00/SQFT

ADDITIONAL RENT: \$23.30/SQFT

MONTHLY RENT: \$5,846.40 (plus GST)

SITE PLAN | PROPERTY MAP



TENANT REGISTRY

100 THRIFTY FOODS
120 UNDER CONTRACT
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

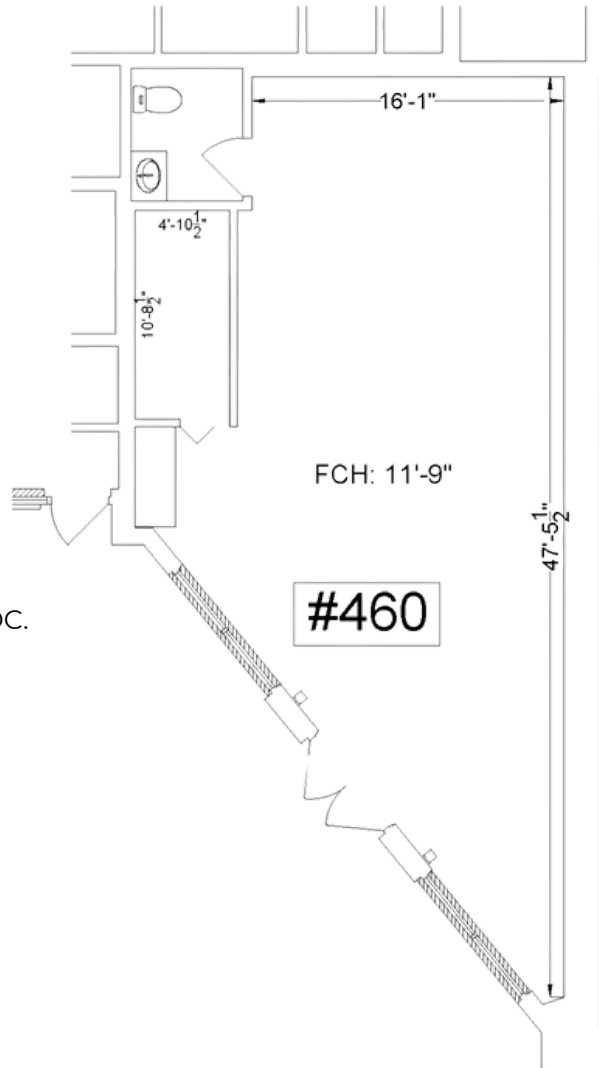
310 PHARMASAVE
315 POKE FRESH
320 PENNA & CO.
325 PENNA & CO.
330 RUNNING ROOM
340 SLEEP COUNTRY
350 ARTISAN BISTRO
370 BC LIQUOR STORE
380 HEIRLOOM LINENS

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

510 ARTISAN DENTAL
520 BERNARD CALLEBAUT CHOC.
530 UNDER CONTRACT
540 STARBUCKS EXPANSION
550 STARBUCKS

600 RBC ROYAL BANK

700 CIBC



460 - BROADMEAD VILLAGE | SAANICH



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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V9A 5E5