

# FOR LEASE

**PHASE 2 OVER 98% LEASED  
- 1 UNIT REMAINS**

10330 MCDONALD PARK ROAD, NORTH SAANICH, B.C.

**OPPORTUNITIES AT NEWLY CONSTRUCTED RETAIL HUB  
SERVICING THE SAANICH PENINSULA**

**SANDOWN PARK**  
SHOPPING CENTRE

Developed By:  
**plat:form**

Join:



GROCERY



DOLLAR



LIQUOR



(Phase 2 - NOW OPEN)

NEW

**PHASE 2 CONSTRUCTION COMPLETE (50,000 SF)**

**NOW OPEN: RED BARN MARKET, DOLLARAMA, SANDOWN LIQUOR + OTHERS**

SIDNEY

WEST SIDNEY  
BUSINESS PARK

PEDESTRIAN OVERPASS

PATRICIA BAY HWY (32,377 VPD)

PHASE 2



SWARTZ BAY  
FERRY TERMINAL  
5 MINUTE DRIVE

**Marcus & Millichap**

# SITE OVERVIEW


The historic Sandown Racetrack located directly along the Patricia Bay Highway (Hwy. 17), immediately adjacent to Sidney, B.C., is the home of this exciting new retail development. From this prominent location, the development services the retail needs of North Saanich, Sidney, and Central Saanich as it is the only regional shopping destination in the north end of the Saanich Peninsula.

Integral to the development, the Patricia Bay Highway is the main thoroughfare connecting southern Vancouver Island to nearby Swartz Bay Ferry Terminal (7.1 million passengers – 2023), Victoria International Airport (1.74 million passengers – 2023), the Town of Sidney, and the District of North Saanich, making it one of the most active routes on Vancouver Island. Southbound and northbound vehicles on the Patricia Bay Highway will enjoy direct access to the development.

# SALIENT DETAILS

Address:	10326 & 10330 McDonald Park Road, North Saanich, B.C.
Availability:	CRU B5: 2,204 SF
Traffic Counts:	32,377 VPD along Patricia Bay Hwy
Parking:	Phase 2 - 189 stalls (Approx. 4 stalls/1,000 SF)
Timing:	Immediate
Additional Rent:	\$10.50 PSF (2025 est.)
Asking Rent:	Contact Listing Agent

# PROPERTY HIGHLIGHTS

	Regional shopping destination servicing the Saanich Peninsula
	Anchored by the existing Canadian Tire (48,555 SF) Phase 2 adds a further 50,000 SF
	Phase 2 anchors include Red Barn Market, Dollarama, and Sandown Liquor (collectively making up +27,000 SF)
	Phase 2 offers direct access and exposure to Patricia Bay Hwy (with traffic counts exceeding 32,300 VPD)
	5-minute drive from Swartz Bay Ferry Terminal <ul style="list-style-type: none"><li>The main B.C. ferry terminal to Victoria/South Vancouver Island</li><li>B.C.'s second largest/busiest ferry terminal</li></ul>

# TRADE AREA DEMOGRAPHICS

2023		2028	
Population	42,244	Population	43,521
Households	18,540	Households	18,973
Average Household Income	\$124,916	Average Household Income	\$146,825



# SITE OVERVIEW



LEASED/FIRM



AVAILABLE

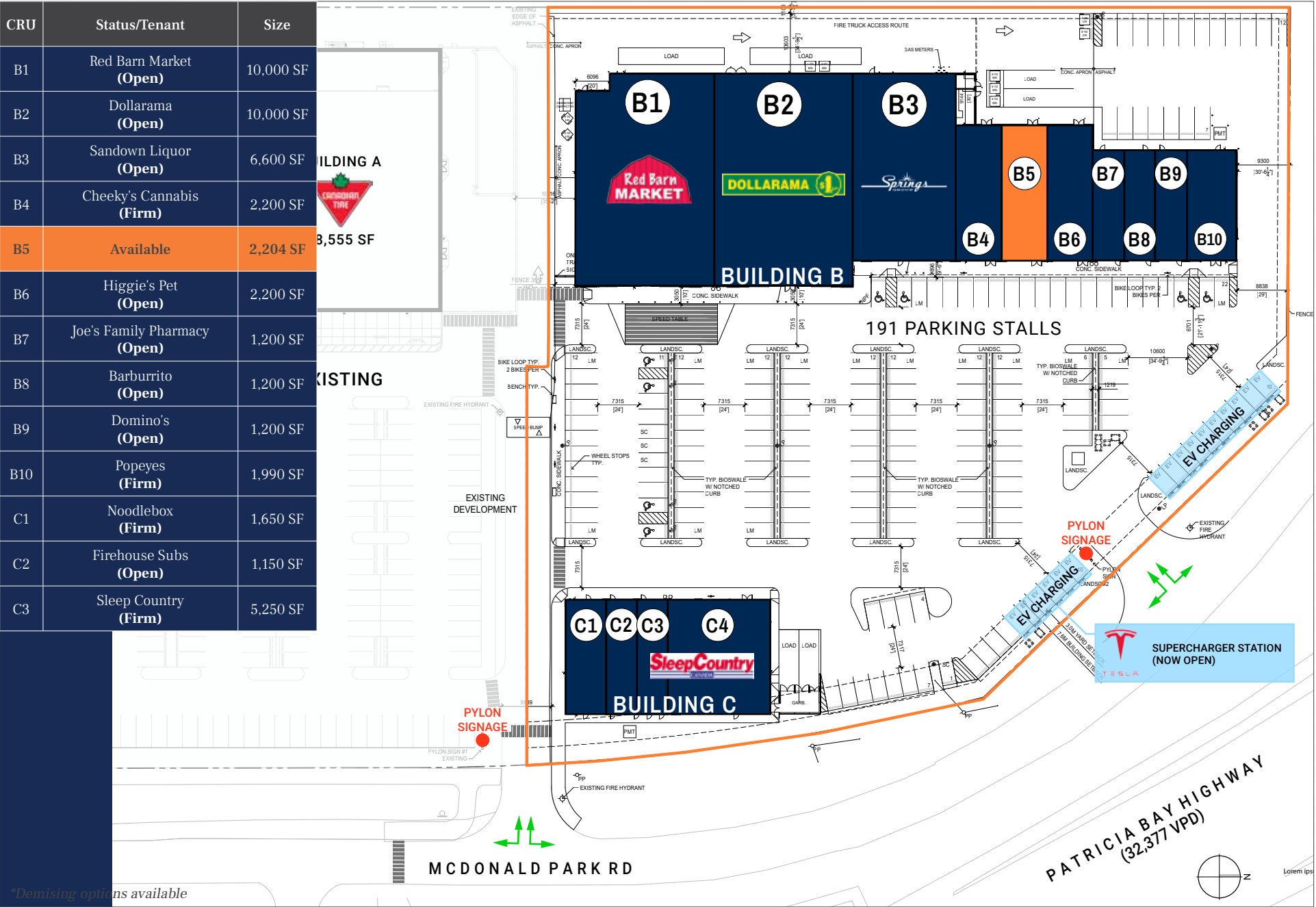


PHASE 2 BASE BUILDING CONSTRUCTION COMPLETE (50,000 SF)



SITE PLAN

LEASED/FIRM AVAILABLE





2022 Demographics	1KM	3KM	5KM	10 Min Drive
Population	3,707	15,115	21,824	27,735
Households	1,723	7,411	10,282	12,367
Average Household Income	\$98,191	\$98,927	\$106,804	\$120,701
Proj. Pop. Growth (2022-2027)	3.2%	2.2%	2.3%	4.3%





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