



# 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

- The main B.C. ferry terminal to Victoria/South Vancouver Island
- B.C.'s second largest/busiest ferry terminal

## TRADE AREA DEMOGRAPHICS

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

# SITE OVERVIEW

LEASED/FIRM

AVAILABLE



# SITE PLAN

LEASED/FIRM

AVAILABLE

CRU	Status/Tenant	Size
B1	Red Barn Market <b>(Open)</b>	10,000 SF
B2	Dollarama <b>(Open)</b>	10,000 SF
B3	Sandown Liquor <b>(Open)</b>	6,600 SF
B4	Cheeky's Cannabis <b>(Firm)</b>	2,200 SF
B5	Available	2,204 SF
B6	Higgle's Pet <b>(Open)</b>	2,200 SF
B7	Joe's Family Pharmacy <b>(Open)</b>	1,200 SF
B8	Barburrito <b>(Open)</b>	1,200 SF
B9	Domino's <b>(Open)</b>	1,200 SF
B10	Popeyes <b>(Firm)</b>	1,990 SF
C1	Noodlebox <b>(Firm)</b>	1,650 SF
C2	Firehouse Subs <b>(Open)</b>	1,150 SF
C3	Sleep Country <b>(Firm)</b>	5,250 SF



\*Demising options 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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