

3,678 SF

1,913 SF

210

208

5,175 SF

150

BLANSHARD STREET <34,029 VPD>

CLOVERDALE AVENUE <17,592 VPD>

FOR LEASE

Retail Opportunities at Island Home Centre

805 Cloverdale Avenue, Victoria, BC

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FOR LEASE

Island Home Centre

Tetra Realty Advisors Inc. is excited to present for lease retail opportunities at Island Home Centre, a well-established retail shopping centre located at the prominent intersection of Blanshard Street and Cloverdale Avenue in Saanich.

Offering 5,175 SF in Unit 150 and 1,913 SF in Unit 208, these retail opportunities are ideally suited for a range of retail and service-oriented operators within one of Greater Victoria's most established commercial nodes.

The centre is anchored by a strong mix of national and regional tenants including Staples, Fit4Less, DSW, HomeSense, and Red Robin, driving consistent daily traffic to the property. The site comprises 164,878 SF of retail space.

Salient Details

MUNICIPAL ADDRESS
805 Cloverdale Avenue, Victoria, BC

ZONING
C-6UD (Uptown Douglas Highway Commercial)

AVAILABLE UNITS
Unit 150 – 5,175 SF
Unit 208 – 1,913 SF
Unit 210* – 3,678 SF


**Potentially available in 2027*


TIMING
Immediate


ASKING RENT
Contact Listing Agents


ADDITIONAL RENT
\$19.61 PSF (2026)


Property Highlights


 **Convenient Parking**
Ample on-site parking that supports east of customer access and longer dwell times.

 **High Traffic Exposure**
Exceptional visibility along Blanshard Street, benefiting from over 34,000 Vehicles per day.

 **Prime Central Victoria Location**
Strategically positioned at the signalized intersection of Blanshard Street & Cloverdale Avenue, one of the region's most prominent retail corridors.

 **Excellent Accessibility & Exposure**
Four street frontages provide excellent access, multiple points of ingress/egress, and strong signage opportunities.

 **Established National Tenant Mix**
Anchored by leading retailers including Winners HomeSense, Designer Shoe Warehouse, Staples, Leon's, Fit4Less, and Red Robin, driving strong daily traffic to the centre.

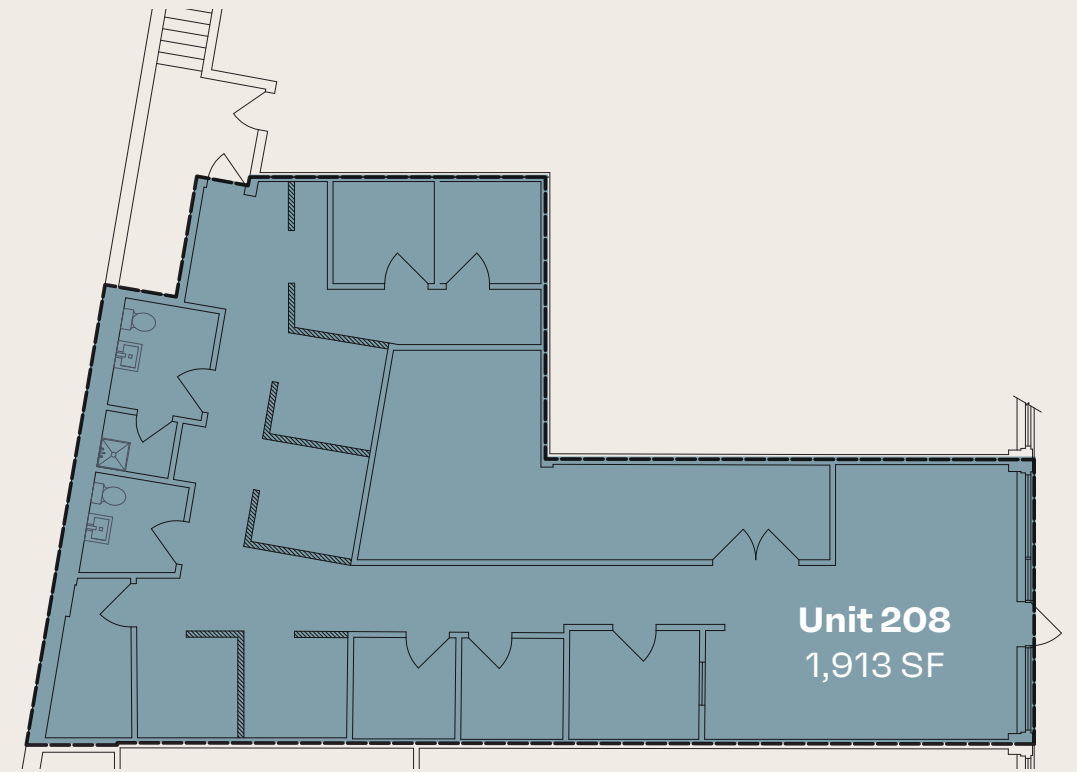
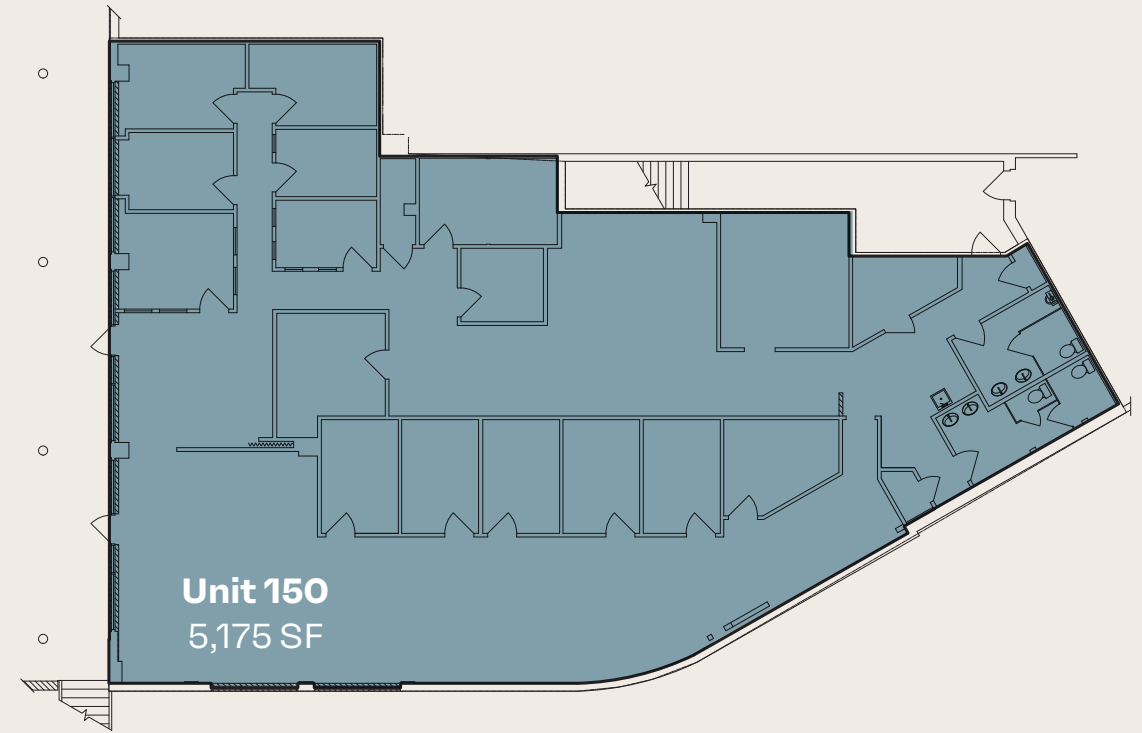
 **Strong Retail Node**
Situated directly between Mayfair Shopping Centre and Uptown, capturing consistent crossover traffic from two of Victoria's dominant retail and lifestyle destinations.

Site Plan

- Available Units
- Potentially Available in 2027



Unit Plans



MARKET OVERVIEW

Victoria and Saanich form the core of Greater Victoria's most established and supply-constrained retail market. Anchored by government, healthcare, and education, the area benefits from stable population growth, strong household incomes, and consistent daily commuter traffic. Limited new retail supply, combined with high barriers to entry and infill development constraints, continues to support long-term occupancy, rental stability, and sustained demand from both national and regional tenants seeking well-located opportunities.

Population & Growth

~281,651
Population (2026 est.)

+1.35% YoY
Annual Growth Rate

1,228
people/km²
Population Density

2.2 people
Average Household Size

The Victoria–Saanich corridor represents one of Vancouver Island's most established and evolving retail markets. **Anchored by key commercial nodes and major transportation corridors, the area has steadily transitioned into a dense, mixed-use urban environment supported by strong surrounding residential growth.** The market continues to expand with a diverse and stable consumer base, demonstrating sustained demand for high-performing service, fitness, and daily-needs tenants.

Demographics

\$104,778/yr
Median Household Income

Majority
Post-Secondary Educated

21.5%
Visible Minority (Total)

44 years
Average Age



Uptown Shopping Centre



760 Tolmie Avenue

Proposed: **REAL CANADIAN SUPERSTORE**
Proposed Residential Towers
(555 rental units)



TETRA

REALTY ADVISORS

ChoiceProperties

Contact us for more information.

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