



PEMBERTON HOLMES LTD

PROPERTY MANAGEMENT DIVISION

RESIDENTIAL • COMMERCIAL • STRATA

OFFICE FOR LEASE IN ISLAND HOME CENTRE

±2,587 SQ.FT

CLOVERDALE &
BLANSHARD



150 - 805 CLOVERDALE AVE, SAANICH

Available at:

DEC 1, 2026

SUMMARY

Positioned in a highly accessible and well-trafficked corridor of Victoria, the Island Home Centre complex offers high visibility and excellent connectivity to both downtown Victoria and Central Saanich. Nestled on the corner of Cloverdale Avenue and Blanshard Street, the complex sits just between Mayfair Mall and Uptown and is home to large retail tenants such as Winners HomeSense, Leon's Furniture, Staples, Red Robin, and Fit4Less.

The subject unit contains approximately 2,587 square feet of office space with options for a sublease or direct lease, and the possibility to expand into the adjacent unit in 2028 for a total possible floorplate of 5,175 square feet.



Parking Onsite



93

Walk Score



High Visibility
Location



Recent Buildout
Updates



Private Offices

9



Expansion Potential



AVAILABLE UNIT

Unit 150 ±2,587 sq.ft.

Available December 1, 2026.

Possibility to expand into adjacent unit in March 2028 for a total of 5,175 sq.ft.

LEASE TERMS

| Net Rent | Additional Rent |
|----------|-----------------|
| \$29.00 | \$20.57 |

Amounts above are per square foot per annum. *Additional Rent is as estimated for 2026.*

Unit 150 is available for a sublease to February 2028 or a direct lease for a longer term. Contact the listing agents for more information.

ZONING

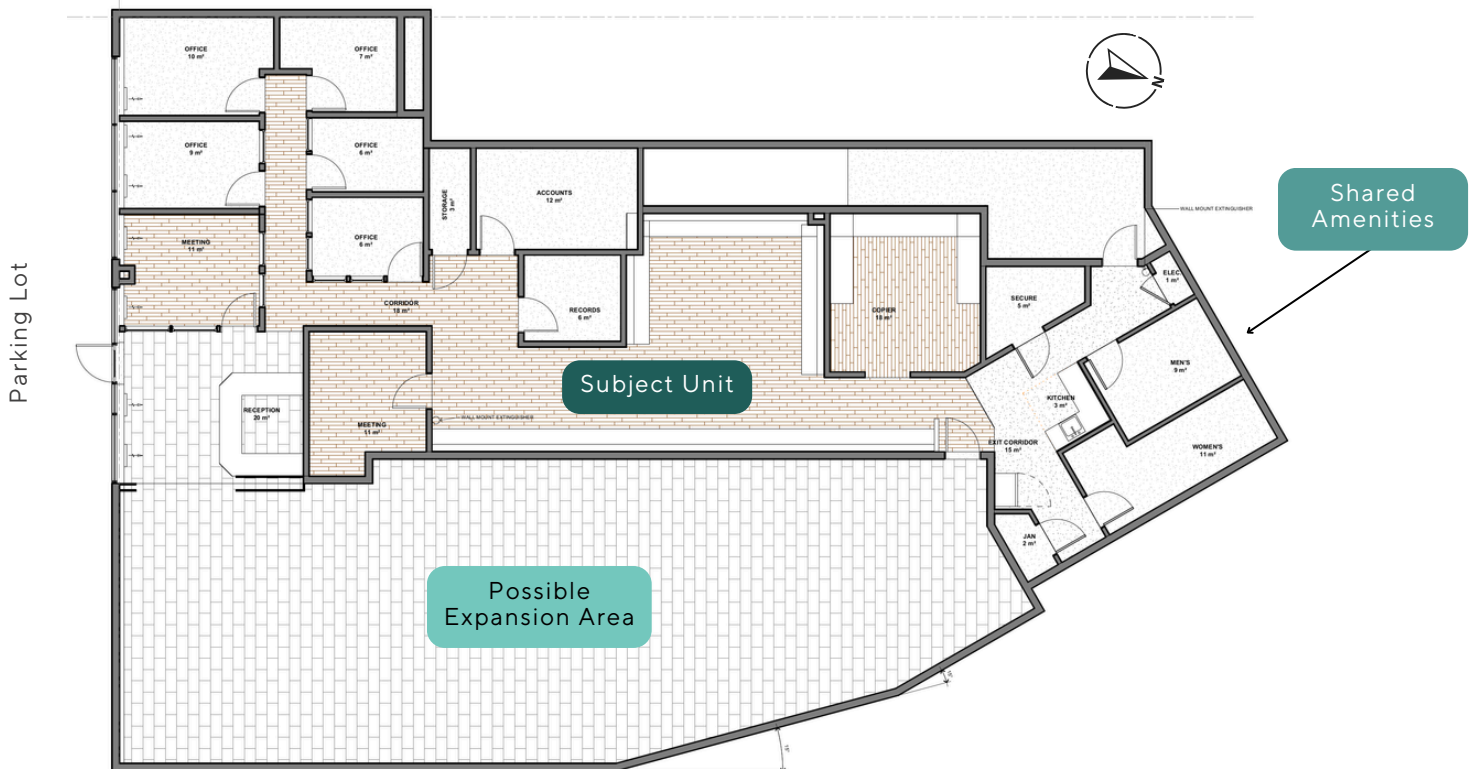
C-6UD - Uptown Douglas Highway Commercial Zone
District of Saanich

C-6UD ZONING



FLOOR PLAN

Measurements approximate.



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