

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:



(Existing)

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 #112: 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:	\$12.00 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">The main B.C. ferry terminal to Victoria/South Vancouver IslandB.C.'s second largest/busiest ferry terminal

TRADE AREA DEMOGRAPHICS

2024		2029	
Population	53,123	Population	57,252
Households	22,052	Households	23,671
Average Household Income	\$147,423	Average Household Income	\$173,079

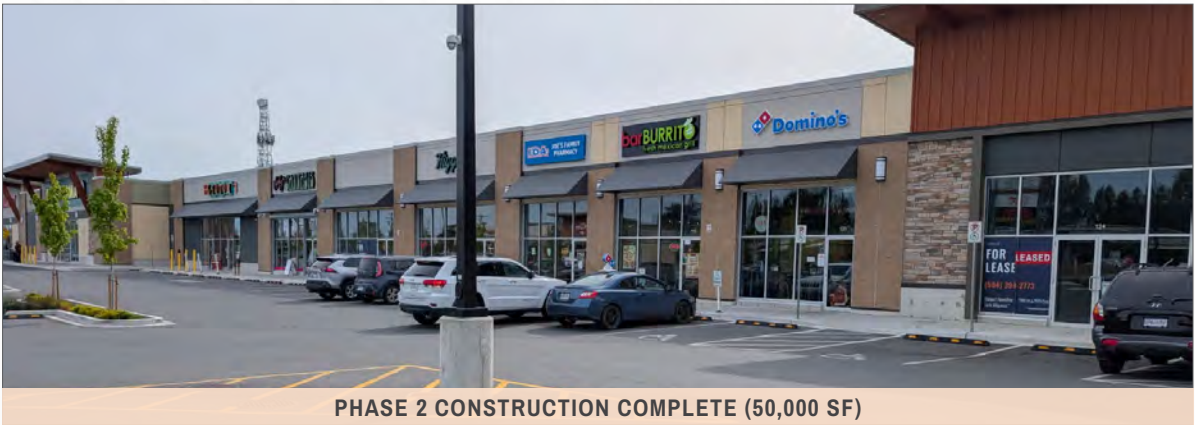
SITE OVERVIEW



LEASED/FIRM



AVAILABLE

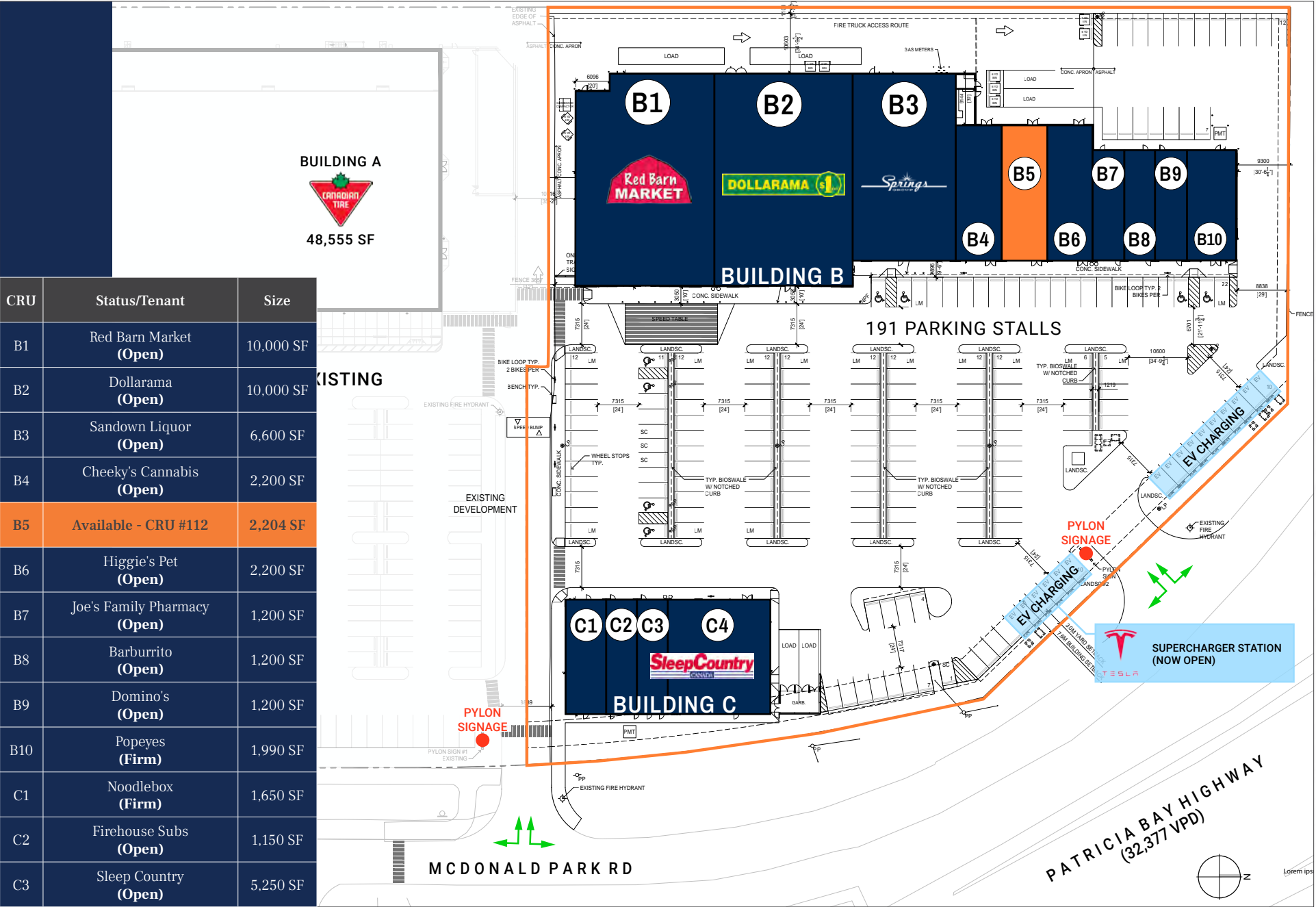


PHASE 2 CONSTRUCTION COMPLETE (50,000 SF)



SITE PLAN

LEASED/FIRM AVAILABLE



2024 Demographics	1KM	3KM	5KM	10 Min Drive
Population	3,594	16,725	25,865	80,923
Households	1,448	7,773	11,287	33,137
Average Household Income	\$115,868	\$129,460	\$146,211	\$146,436
Proj. Pop. Growth (2024-2029)	7.2%	8.8%	8.3%	7.3%



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