

FOR LEASE

# STREET-FRONT BUILDING IN VIBRANT RETAIL AREA

2489 BEACON AVENUE

Sidney, BC

## OPPORTUNITY

Attractive retail or office space available in a standalone building, well-positioned with frontage on Sidney's vibrant Beacon Avenue. Sidney is a shopper's paradise, offering the latest in fashion, homewares, speciality items and gifts. Tremendous opportunity for a restaurant or café with the private southwest facing outdoor area that can be converted into a secret garden or patio space.



## CONTACT US

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## RENTABLE AREA

885 sq. ft.

## LEASE RATE

\$25.00 per sq. ft.

## ADDITIONALS

\$10.50 per sq. ft. (2017 estimate)

## OCCUPANCY

Immediately

## GROSS MONTHLY RENT

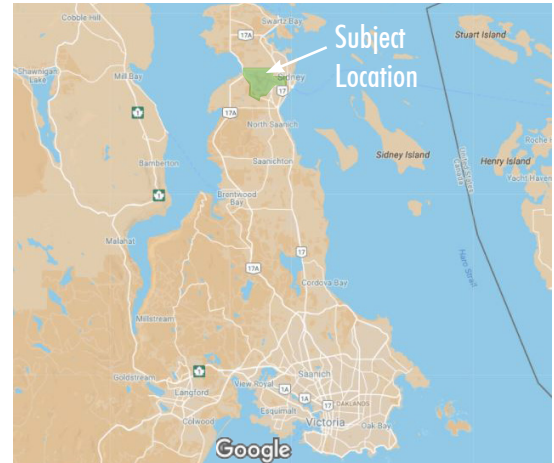
\$2,618 per month

## ZONING: C1

Permitted uses include but are not limited to; restaurant, retail, or office.

## PROPERTY HIGHLIGHTS

- + Vibrant retail area
- + Excellent exposure
- + High pedestrian and vehicle traffic
- + Floor to ceiling windows
- + Attractive vault
- + Private patio opportunity
- + Street Market at doorstep
- + Flexible commercial zoning



## SIDNEY

The subject property is located in Sidney, the charming town located at the northern end of the Saanich Peninsula. Sidney is a picturesque town by the sea, with close proximity to the Swartz Bay Ferry Terminal and the Victoria International Airport. Every Thursday night from May-August, Beacon Avenue is the hotspot for the Sidney Street Market; a spectacular, festive gathering. There is plenty of pedestrian traffic from neighbouring tenants and tourists visiting, all year round.

Photo Credit: Sidney BIA

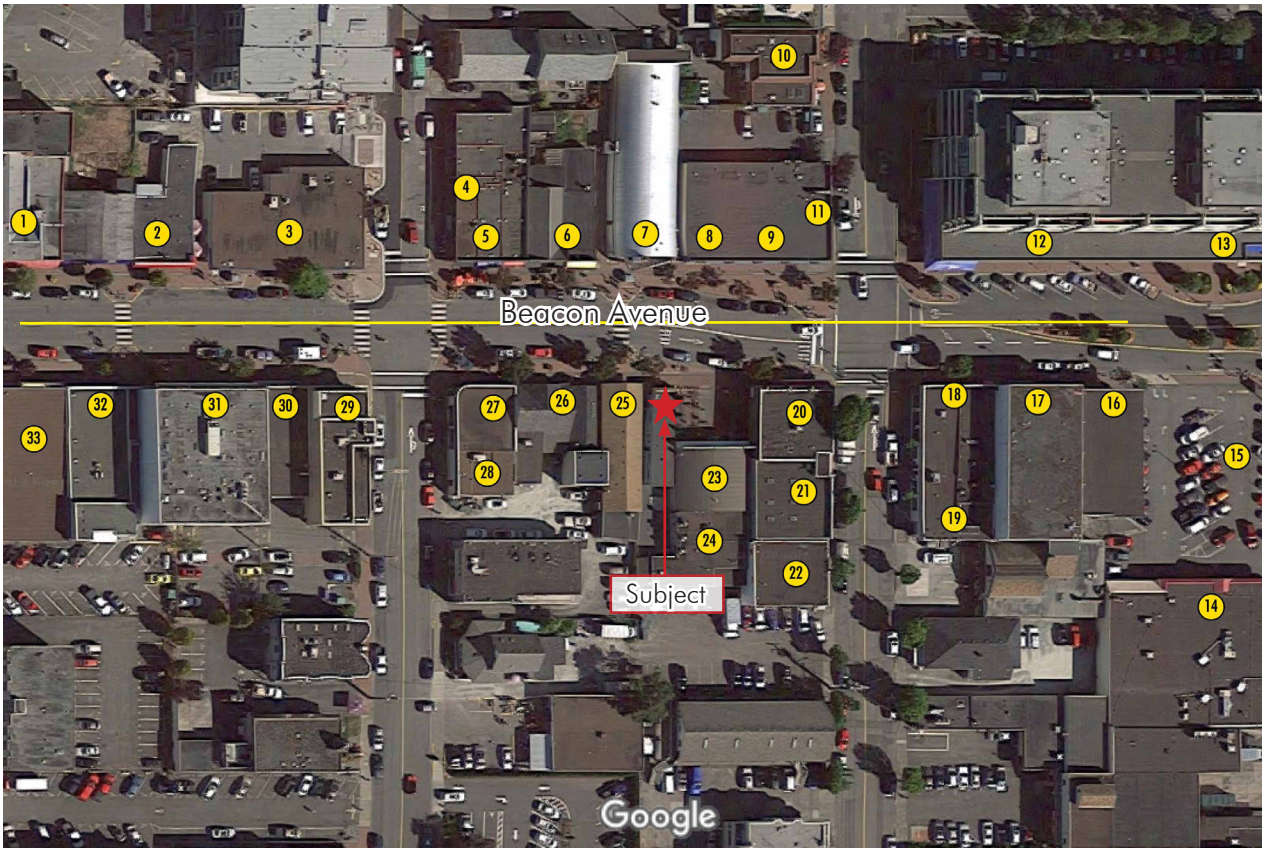
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## LOCATION

Retailers will benefit from increased traffic from neighbouring businesses and boutiques including Sidney's most popular restaurant, Sabhai Thai, as well as Starbucks, Fairways grocery, Brown's Florist, RBC, Bank of Montreal, Great Canadian Dollar Store and other boutique shops and restaurants.



- | Amenities |                            |
|-----------|----------------------------|
| 1         | Tanner's Books             |
| 2         | Unique Boutique Clothing   |
| 3         | RBC                        |
| 4         | Third Street Café          |
| 5         | Bistro Suisse              |
| 6         | Lilaberry Home Décor       |
| 7         | Great Canadian Dollar      |
| 8         | Sweet Dreams Boutique      |
| 9         | Buddies Toys               |
| 10        | Maria's Souvlaki Greek     |
| 11        | Sidney Harbour Chinese     |
| 12        | Marmalade Tart Boutique    |
| 13        | Victoria Lavander Sidney   |
| 14        | Fairway Market             |
| 15        | Fairway Market Parking Lot |
| 16        | Quince Café & Ice Cream    |
| 17        | Canada Post                |
| 18        | Sidney Bakery              |
| 19        | Beacon Café                |
| 20        | Brown's The Florist        |
| 21        | Jane's Alterations         |
| 22        | Pink Daisy                 |
| 23        | Sabhai Thai                |
| 24        | Tatum & Olivia             |
| 25        | Baden Baden                |
| 26        | Homes Realty               |
| 27        | Sidney Natural Foods       |
| 28        | Starbucks                  |
| 29        | BMO                        |
| 30        | The Village Gallery        |
| 31        | Jane's Special Teas        |
| 32        | D G Bremner & Co           |
| 33        | Hypersport Activewear      |



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