

RETAIL/OFFICE SPACE

STADACONA CENTRE | OAK BAY JUNCTION | VICTORIA, BC



HIGHLIGHTS

- ✓ Great exposure along Fort Street and Pandora Avenue
- ✓ Centrally located
- ✓ Easy access to nearby amenities
- ✓ Close proximity to some of Victoria's most affluent neighbourhoods
- ✓ Wide variety of available units
- ✓ High vehicle and foot traffic

ENQUIRIES

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CBRE

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OPPORTUNITY

CBRE Limited is pleased to present the opportunity to occupy prime retail/office space in Stadacona Centre ranging from 724 to 3,648 sq. ft. The subject property is centrally located between two main thoroughfares, minutes from Downtown Victoria and some of the city's most affluent neighbourhoods: Oak Bay, Rockland, and Fernwood. Situated directly across from the beautiful Stadacona Park, many successful businesses have made their home in Stadacona Centre including The Tartan Toque, Origin Bakery, Subway, Shine Café, and more.

AVAILABLE IMMEDIATELY

Utilities and GST not included

Address	Sq. Ft.	Estimated Monthly Rate
1510 Fort Street*	1,977	\$4,700
1512 Fort Street*	1,671	\$3,900
1562 Fort Street	916	\$2,200
1513 Pandora Ave*	780	LEASED
1519 Pandora Ave*	984	LEASED
1543 Pandora Ave	724	\$1,700



*1510 & 1512 FORT STREET MAY BE COMBINED FOR A TOTAL OF 3,648 SQ. FT.



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ZONING

C1-N Zone - Neighbourhood Shopping District
Uses permitted include but are not limited to:

- Business Offices
- Professional Businesses
- Chartered Banks
- Retail Stores
- Restaurants
- Theatres
- Bakeries
- Laundrettes
- High Tech
- Call Centre

DEMOGRAPHICS

Population within 5km: 143,187

Population within 1km: 15,512

Projected Population Change within 5km: 3.6% by 2022

Average Household Income within 5km: \$83,109

Median Age within 1km: 38 Years Old



VERY WALKABLE



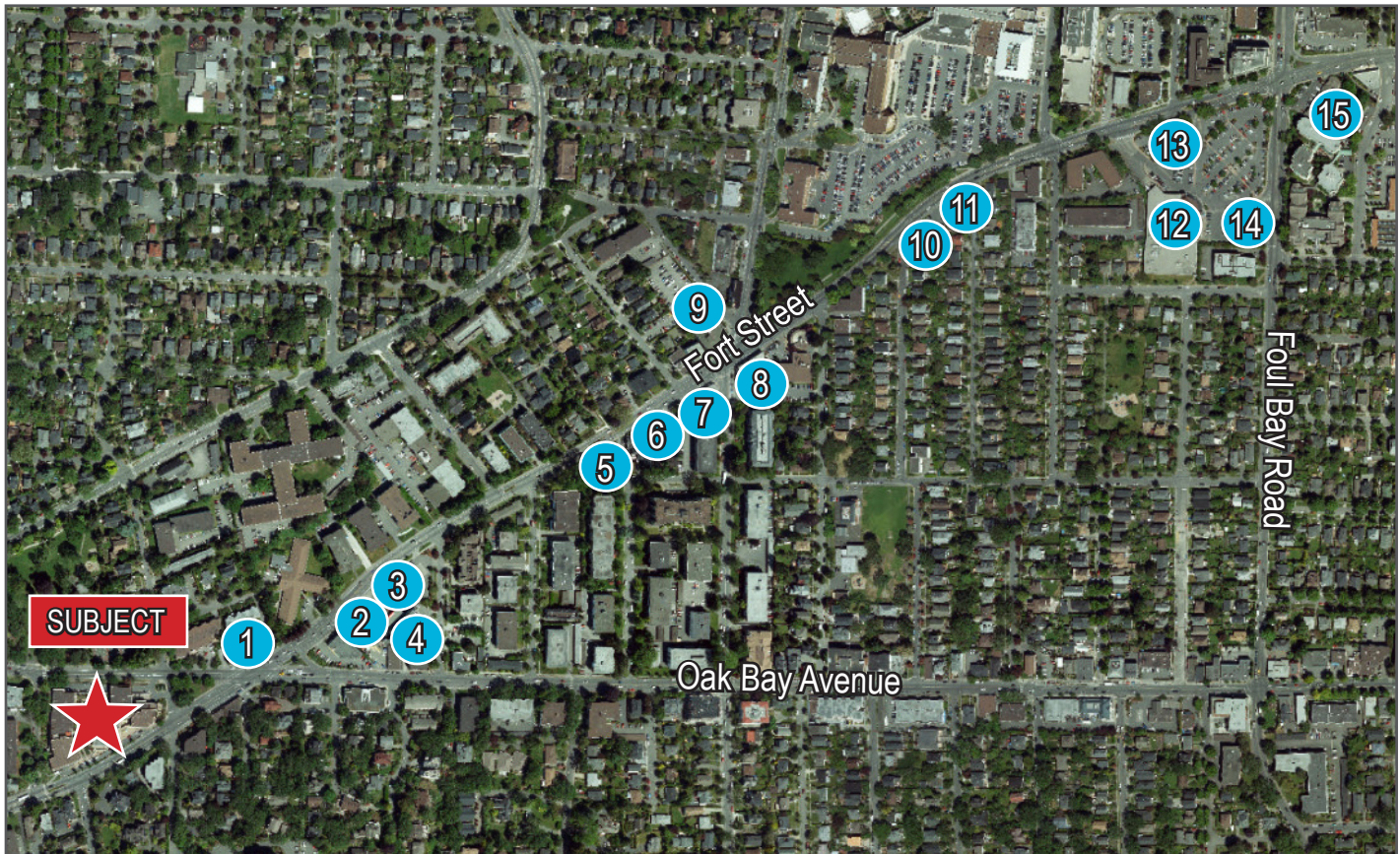
VERY BIKEABLE



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LOCATION



- | | | |
|---------------------------|--------------------------|-------------------|
| 1. Among Friends | 6. Moka House | 11. Wrap N Roll |
| 2. Dragon Gate Restaurant | 7. I.D.A Forbes Pharmacy | 12. Save on Foods |
| 3. Shoppers Drug Mart | 8. Hong Kong West | 13. Starbucks |
| 4. Vessel Liquor | 9. Fort Royal Pharmacy | 14. BC Liquor |
| 5. Christie's Pub | 10. White Spot | 15. Dairy Queen |

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