

FOR LEASE

COOK STREET VILLAGE RETAIL LOCATION

SUITE 4
313 COOK STREET
VICTORIA, BC

RENTABLE AREA:

Approximately 1,300 sq. ft.

RENTAL RATE:

\$5,600 gross rent per month

ZONING:

CR-3M Commercial

AVAILABLE:

Immediately

OPPORTUNITY:

Rare opportunity located in the heart of Cook Street Village; a charming tree-lined commercial node, vibrant with coffee shops, restaurants, services and grocery stores. The village is located on the cusp of Fairfield - one of the most affluent and desirable neighbourhoods in Victoria, and is in close proximity to Downtown, Beacon Hill Park and the Dallas Road Waterfront.



FOR MORE INFORMATION PLEASE CONTACT:

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CBRE

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SUITE 4 - 313 COOK STREET

VICTORIA | BRITISH COLUMBIA

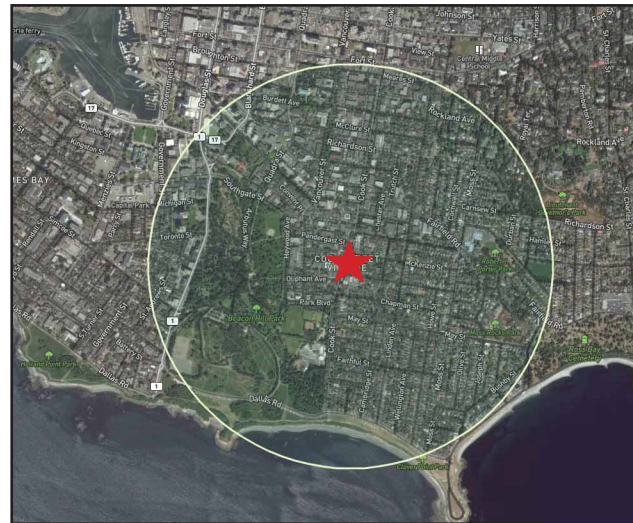
HIGHLIGHTS

- ✓ Excellent retail exposure
- ✓ Prominent signage opportunity
- ✓ High profile location
- ✓ High vehicle and pedestrian traffic
- ✓ 25,000 residents within walking distance
- ✓ Large windows providing abundant natural light
- ✓ Free street parking



Demographics

Population within 2km	41,196
Population within 500 Metres	4,000
Projected Population Change within 2km	4.5% by 2022
Average Household Income within 500 Metres	\$70,000
Median Age within 500 Metres	44 Years Old



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