

1222  
DOUGLAS STREET

**FOR LEASE**  
PRIME DOWNTOWN RETAIL & OFFICE SPACE



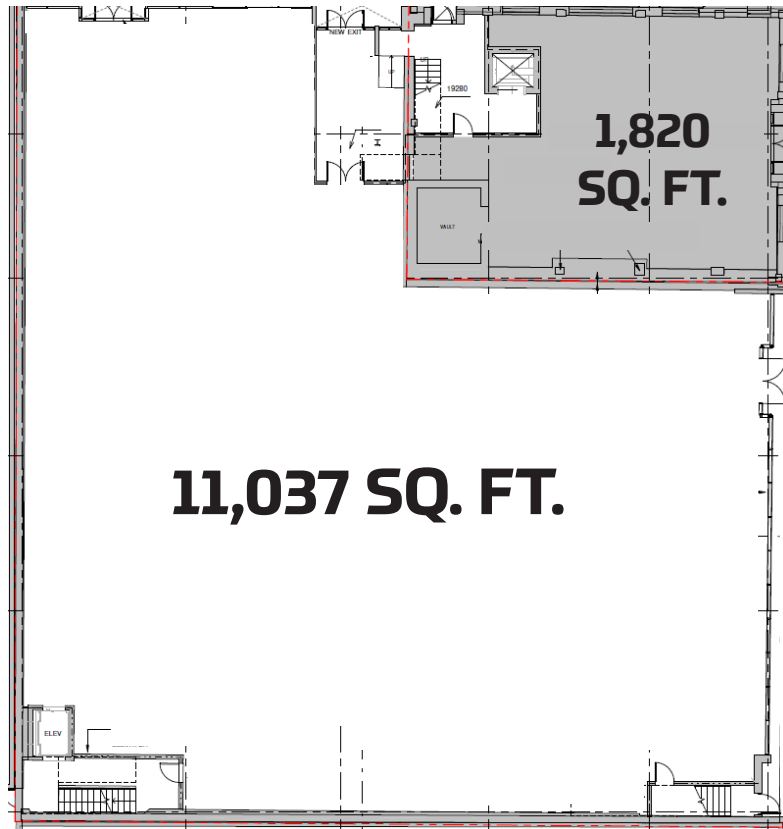
**CBRE**

CBRE Victoria is excited to present this landmark opportunity to lease 1,820 - 26,123 sq. ft. of retail and office space at the center of Downtown Victoria's business and shopping districts. The subject property is located centrally at the corner of Douglas Street and Yates Street, benefitting from best-in-class pedestrian and vehicle traffic counts year-round. With an extensive interior and exterior renovation planned for the Summer of 2019, this project provides the perfect opportunity for tenants to acquire turn-key space in the heart of Victoria

- ▶ **Highest year-round traffic counts in city**
- ▶ **Prominent signage opportunities**
- ▶ **Over 240 feet of retail frontage**
- ▶ **Brand new exterior and interior**
- ▶ **Flexible demising options**
- ▶ **4,121 sq. ft. of basement storage**

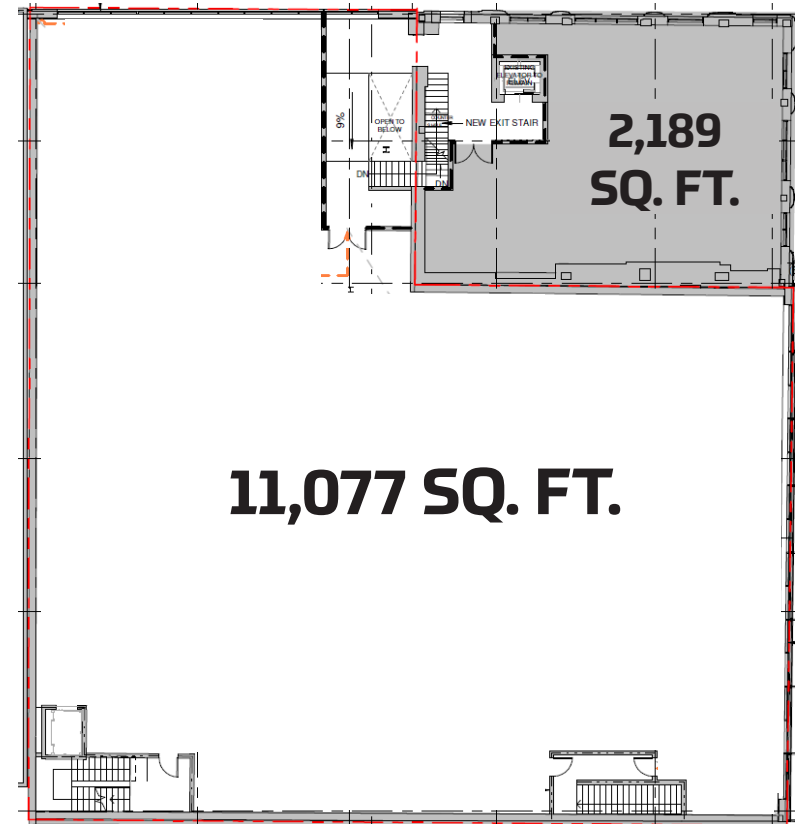
### GROUND FLOOR

YATES STREET



### SECOND FLOOR

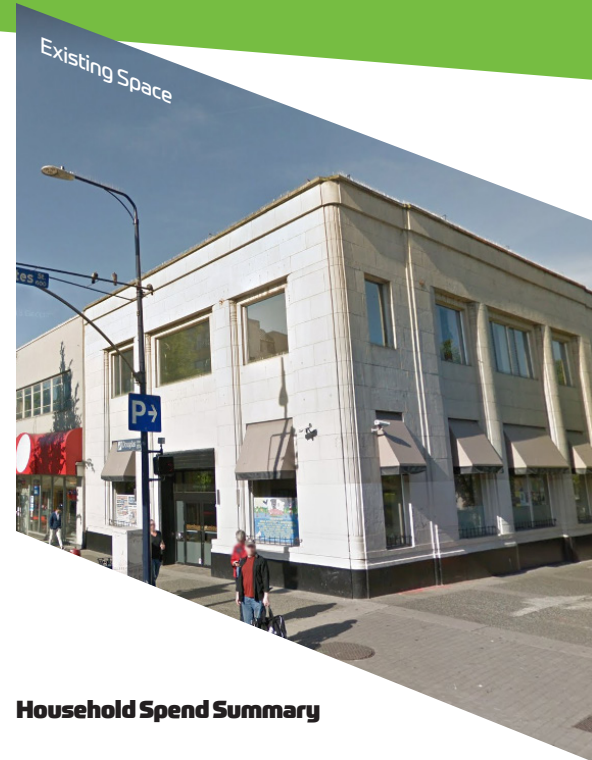
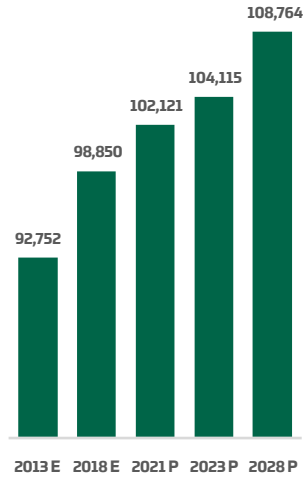
YATES STREET





JOHNSON STREET

### Population Growth



GOVERNMENT STREET



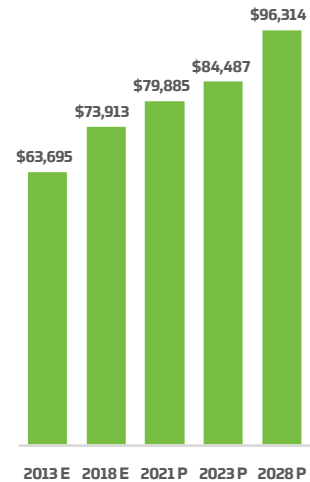
DOUGLAS STREET



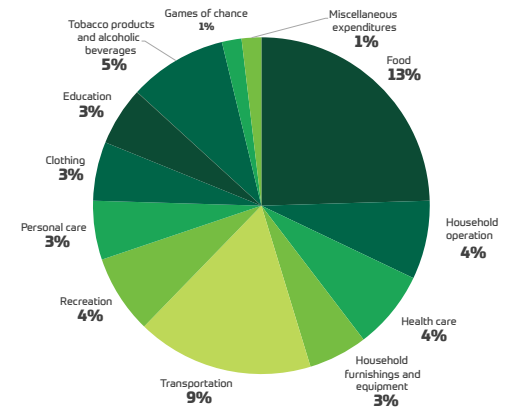
BLANSHARD STREET

YATES STREET

### Average Household Income



### Household Spend Summary



SPORTCHEK



HUDSON'S BAY CO.

WINNERS



CACTUS CLUB CAFE

VIEW STREET



Royal Bank

FORT STREET

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