

STANDALONE RETAIL BUILDING

1126 QUADRA STREET | VICTORIA , BC



OPPORTUNITY

Take advantage of an opportunity to occupy a single-level standalone building in Downtown Victoria. Situated on the corner of Quadra and View Streets, ideally located in the thriving Harris Green Village and steps from the hustle of Fabulous Fort. Two street-front signage opportunities and a combined 40 metres of frontage will expose your business to steady foot traffic and up to 14,000 vehicles daily. Featuring an open layout, with abundant natural light from floor to ceiling windows, kitchen with hood vent, walk-in fridge, ample storage and double door loading area on the View street side. 400 amps of power. Neighbours include favourite local and national businesses such as London Drugs, Starbucks Coffee and The Market on Yates. CBD-1 zoning allows for a wide variety of uses.

ENQUIRIES

NATHANIEL SIMPSON

Sales Associate

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CBRE

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SIZE:

3,600 SQ. FT.

LEASE RATE:

\$25.00 PER SQ. FT.

OP COSTS AND TAXES:

\$8.00 PER SQ. FT. (2018 ESTIMATE)



FEATURES

- Open-concept
- Full kitchen
- Hood venting
- Walk-in freezer and fridge
- Ample storage
- High traffic area
- TI available for qualified operators



ZONING: CBD-1

Uses include but are not limited to:

- production and sale of bakery products
- offices used for business
- restaurants
- retail sales
- theatres, auditoriums, gymnasiums
- drycleaning or clothes pressing



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LOCATION



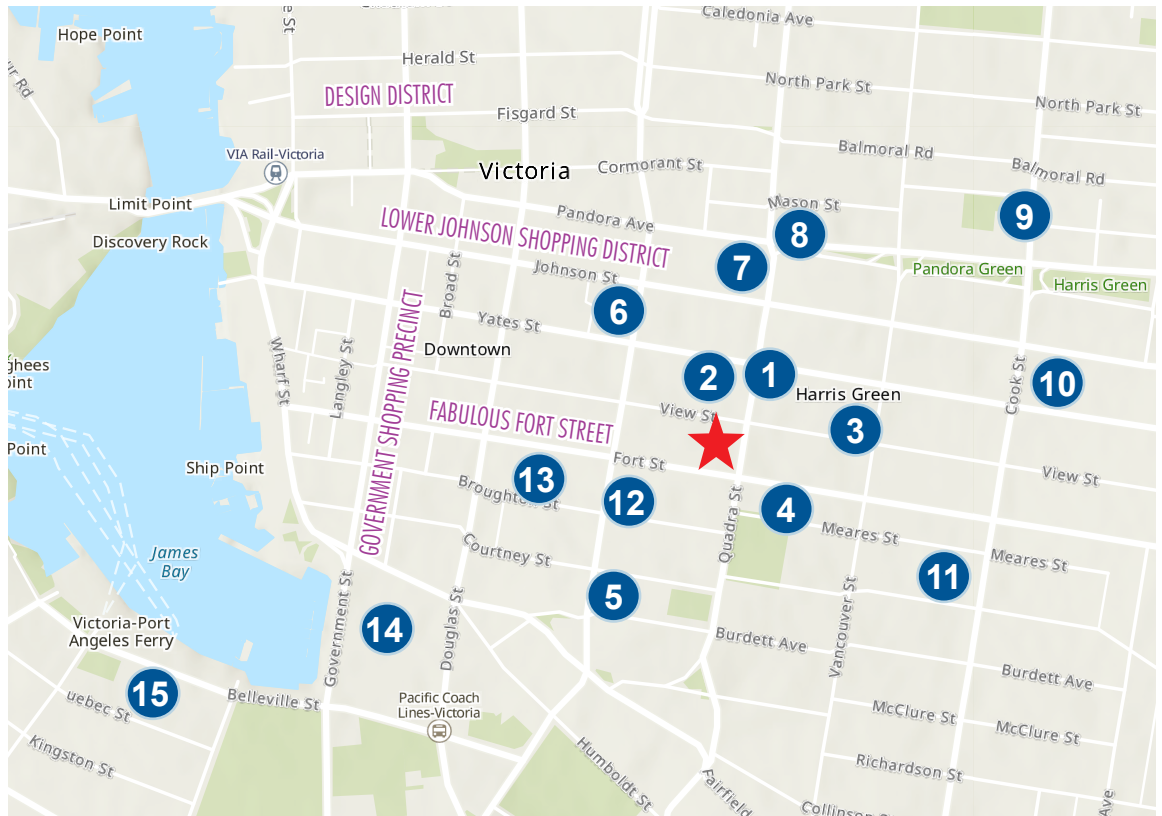
TRANSIT SCORE: 76
EXCELLENT TRANSIT



WALK SCORE: 99
WALKER'S PARADISE



BIKE SCORE: 69
BIKEABLE



AMENITIES

- | | | |
|----------------------|--------------------|--------------------------------|
| 1. Market on Yates | 6. Tim Hortons | 11. Bubby Roses |
| 2. Starbucks | 7. Burger King | 12. Fishhook |
| 3. Bin 4 Buger Loung | 8. Wildfire Bakery | 13. Tacofino |
| 4. Blue Fox Cafe | 9. Taco Justice | 14. The Fairmont Empress |
| 5. Discovery Coffee | 10. Ithaka Greek | 15. Legislative Assembly of BC |

CBRE

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