

FOR LEASE

1321 Quadra Street | Victoria, BC



TURN-KEY RESTAURANT SPACE DOWNTOWN VICTORIA

The **Highlights**

- ▶ High exposure, single-tenant restaurant opportunity at the corner of Quadra Street and Johnson Street in Downtown Victoria
- ▶ Fully built-out restaurant with commercial kitchen and large dining area
- ▶ Situated in the rapidly-expanding Harris Green District amongst numerous residential developments currently under construction and/or in planning

TURN-KEY RESTAURANT OPPORTUNITY

To lease restaurant space in one of Victoria's fastest-growing areas, with hundreds of condo/apartment units being introduced to the area over the next 5 years. The subject space's central location within the Harris Green District of Downtown Victoria make it ideally positioned to benefit from the continual increase in residential density.

Building Details

SIZE

Main Floor: 6,173 Sq. Ft.*
Second Floor: 1,006 Sq. Ft.
Total: 7,179 Sq. Ft.

BASIC RENT

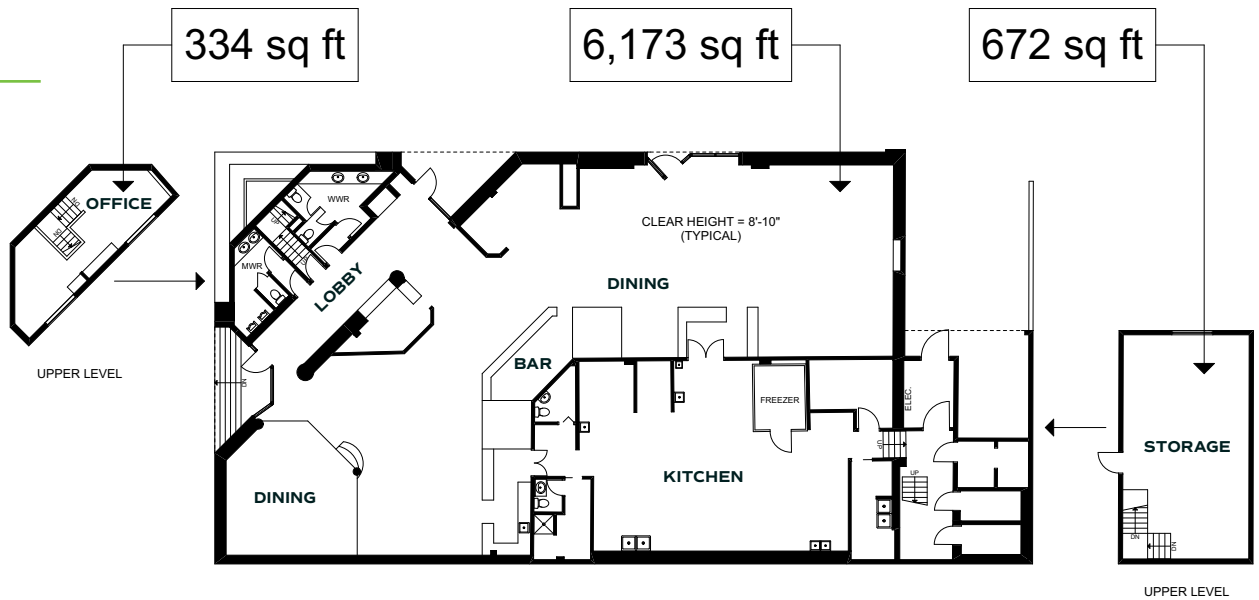
\$18.00 psf

ADDITIONAL RENT

\$12.00 psf (approx.) 2020

***Basic and additional rent charged on main floor area only**

Floor Plan



Restaurant Details

Dining Room:

- ▶ 148 seats
- ▶ Bar and lounge area
- ▶ Air conditioned
- ▶ Central Vac

Kitchen:

- ▶ Wok stations
- ▶ Gas grill
- ▶ Prep area
- ▶ Freezer and coolers
- ▶ Ample dry storage

Staff Areas:

- ▶ Staff room area and change room
- ▶ Private manager's office
- ▶ 4 on-site parking stalls for staff



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- ▶ Hot-spot for new condo and apartment developments
- ▶ Gateway between Downtown Victoria and affluent neighbourhoods such as Oak Bay, Rockland, and Fernwood
- ▶ Home to local and national restaurants/ cafes including Moxie's, Bin 4 Burger Lounge, Ithika Greek, Bold Butchery & Grill, Cafe Brio, MacDonald's, Subway, Starbucks, and Dominios Pizza
- ▶ Situated along major traffic corridors such as Johnson St, Pandora Ave, Quadra St, and Cook St



In the Harris Green Neighbourhood...



2,023 Proposed
Multifamily Units

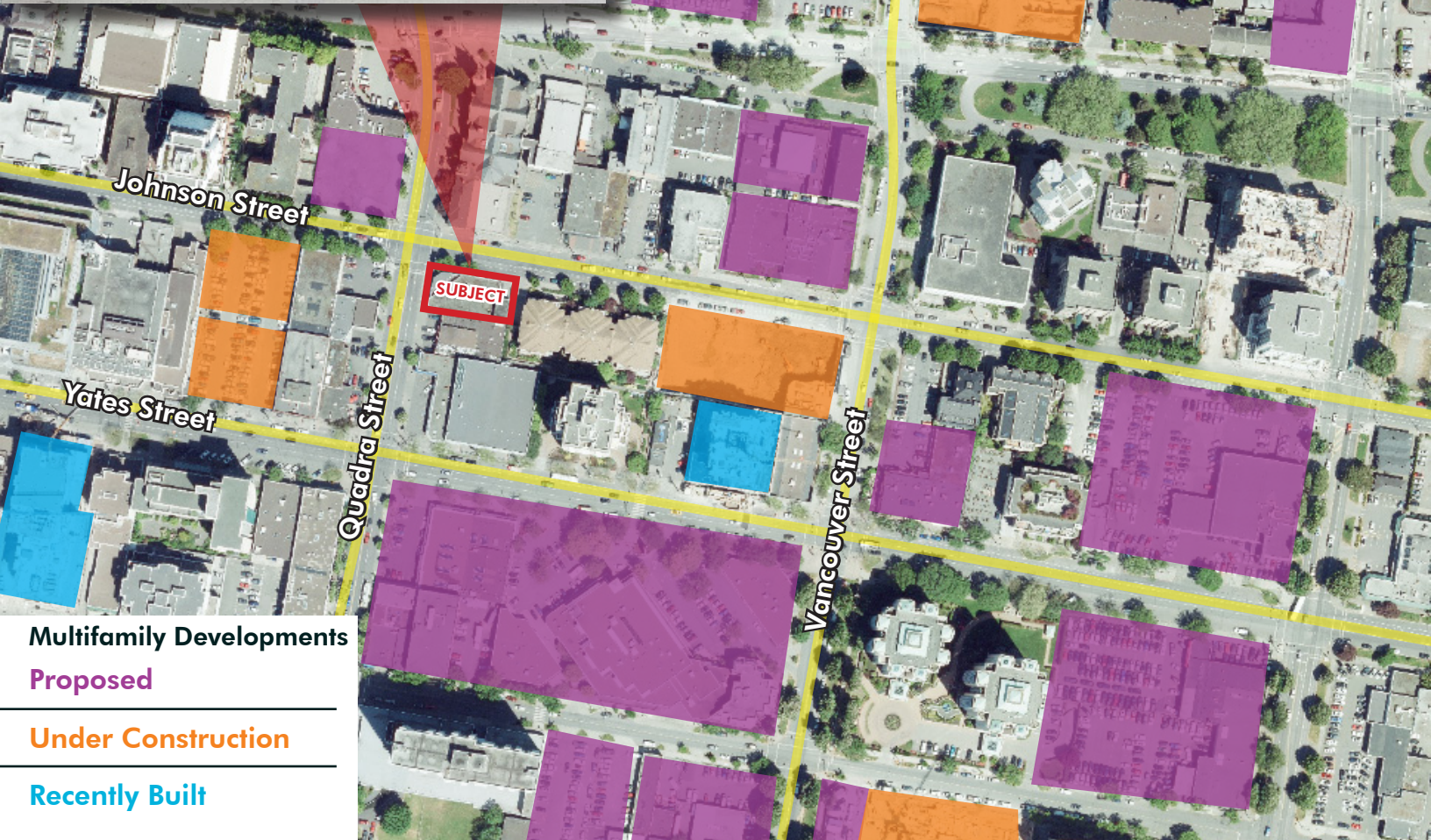


1,672 Under Construction
Multifamily Units



1,821 Recently Built
Multifamily Units

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Downtown Victoria

Harris Green



The Location

The property is located in the lively Harris Green district, the fastest growing and most highly desired neighbourhoods in Downtown Victoria. Home to a vibrant commercial and social hub, highlighted by the prevalence of boutique shops, grocery stores, restaurants and cafes makes it a highly desirable location for shoppers, businesses and new residential developments. Harris Green's close proximity to the city centre and short stroll to beaches, parks and the inner harbour make the neighbourhood a desirable place to live, work and play.

Contact Us

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CBRE

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