

FOR LEASE

HIGH TRAFFIC RETAIL
CORNER IN DOWNTOWN CORE

CBRE



1280 DOUGLAS STREET

VICTORIA, BC

- ✓ BEST-IN-CLASS VEHICLE AND PEDESTRIAN COUNTS YEAR-ROUND
- ✓ GREAT EXPOSURE ON DOUGLAS ST AND YATES ST
- ✓ PROMINENT SIGNAGE OPPORTUNITIES
- ✓ OVER 90FT OF RETAIL FRONTAGE
- ✓ AMPLE BASEMENT STORAGE/COMMON SPACE
- ✓ HIGH CEILINGS THROUGHOUT

CONTACT

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PROPERTY DETAILS

SIZE: 2,135 SF
NET RENT: \$70.00 PSF
ADDITIONAL RENT: \$12.00 PSF (2019 est.)
AVAILABLE: Q1 2020

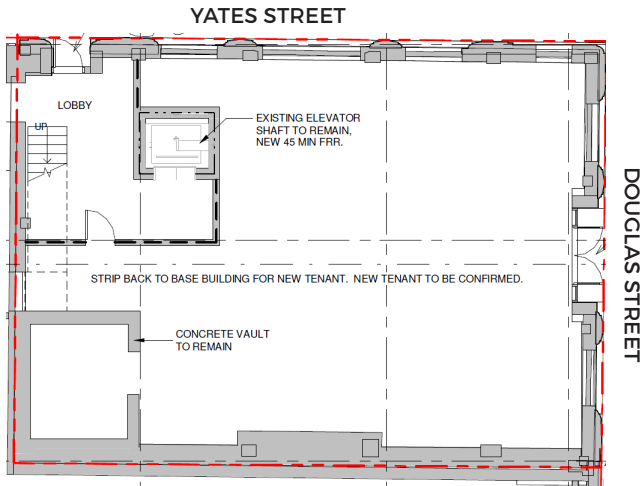
1280 DOUGLAS STREET

VICTORIA, BRITISH COLUMBIA

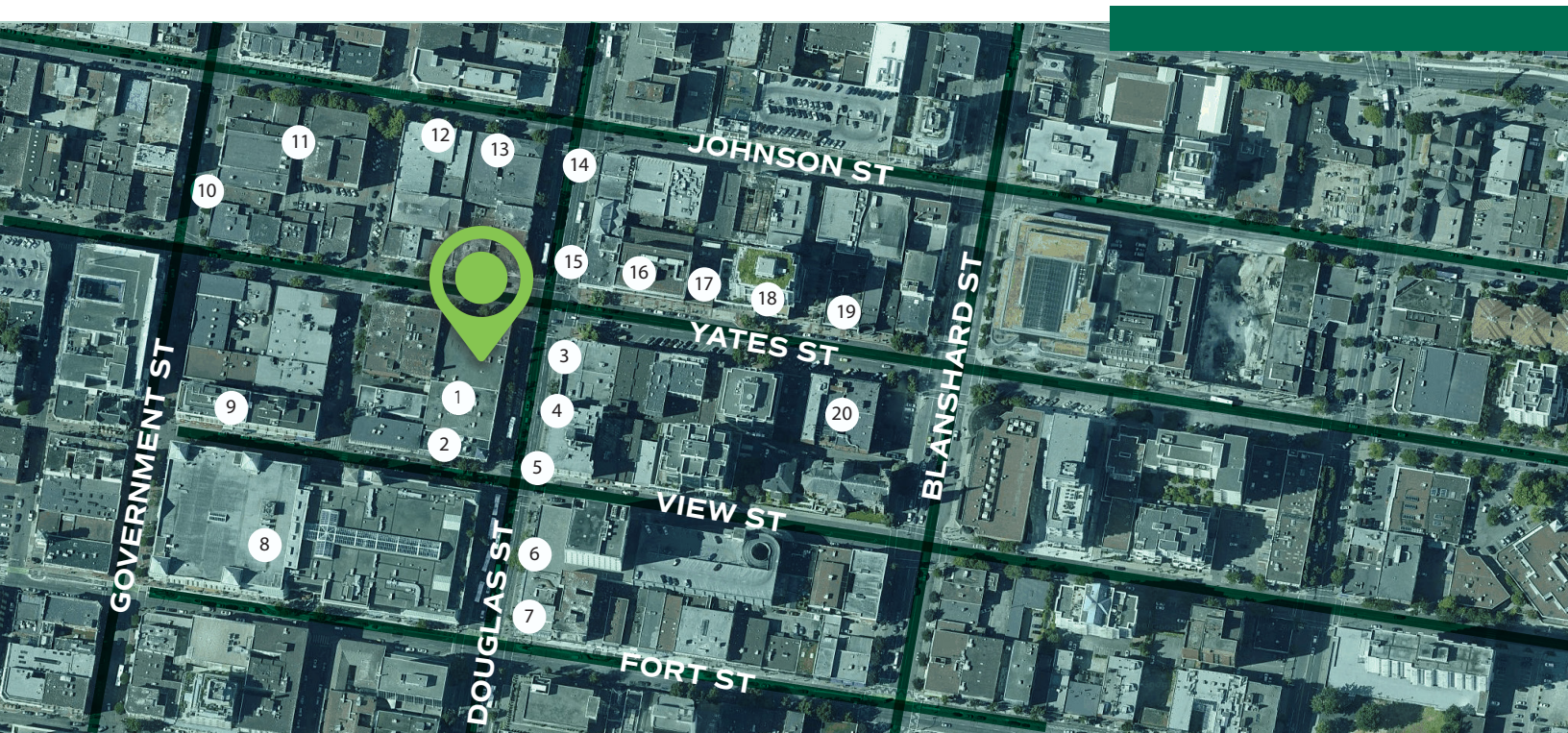
Rare opportunity to lease retail space on the corner of Douglas Street and Yates Street, one of Downtown Victoria's most high-profile intersections. The building has excellent frontage along Downtown Victoria's main traffic artery and benefits from best-in-class year-round traffic counts for both vehicles and pedestrians. The building's prominent corner exposure and central location within the downtown core makes this an extremely unique retail leasing opportunity.

TENANTS

- | | |
|-------------------------|--------------------------|
| 1 Shopper's Drug Mart | 6 James Joyce Bistro |
| 2 McDonald's | 7 Cactus Club Café |
| 3 BMO | 8 The Bay Centre |
| 4 Dolce Vita Coffee Art | 9 Irish Times Pub |
| 5 Fatburger | 10 Starbucks |
| 11 Saint Franks | 16 Bulk Barn |
| 12 Sizzling Tandoor | 17 Fol Epi |
| 13 Burger King | 18 Agrius |
| 14 7-Eleven | 19 Brickyard Pizza |
| 15 Scotiabank | 20 Yates Street Taphouse |



*Plan not to scale.



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VICTORIA, BC



Situated directly between Downtown Victoria's Central Business District and Old Town, 1280 Douglas Street is at the heart of Victoria's Downtown Core. Due to this central location, traffic at 1280 Douglas Street is not subjected to the lulls associated with Victoria's tourism season, which affects other shopping corridors such as Government Street and Lower Johnson Street.

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