

# CBRE

Unit 101

## 3 Fan Tan Alley

VICTORIA, BC



### Boutique Retail Space in Heritage Building

UNIT  
101

CBRE LIMITED | 1026 Fort Street | Victoria, BC V8V 3K4 | [www.cbrevictoria.com](http://www.cbrevictoria.com)

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# Boutique Retail Space in Heritage Building



**SIZE** UNIT 101 - 717 SF

**MONTHLY RENT** \$2,600

**AVAILABILITY** With Notice

Opportunity to lease high-traffic retail space in Downtown Victoria's historic Old Town. The subject space, with frontage on Pandora Avenue, benefits from excellent year-round traffic counts for both vehicles and pedestrians, as well as proximity to a number of thriving businesses. Unit 101 is situated at the corner of Pandora Avenue and Victoria's iconic Fan Tan Alley, which draws a large volume of tourists to the area.



HIGH-TRAFFIC LOCATION YEAR-ROUND



HOT-SPOT FOR SPRING/SUMMER TOURISM



PROXIMITY TO MANY SUCCESSFUL BUSINESSES



BRICK & BEAM ARCHITECTURE



OPPORTUNITY TO PURCHASE EQUIPMENT

## AMENITIES

- |                                   |                                 |
|-----------------------------------|---------------------------------|
| <b>1</b> HABIT COFFEE             | <b>11</b> SWAN'S BREWPUB        |
| <b>2</b> MO:LÉ                    | <b>12</b> THE VILLAGE           |
| <b>3</b> VARSHA INDIAN KITCHEN    | <b>13</b> JUSU BAR              |
| <b>4</b> MOUNTAIN EQUIPMENT CO-OP | <b>14</b> BEAN AROUND THE WORLD |
| <b>5</b> SHANZEE'S BISCUIT CAFÉ   | <b>15</b> THE BUBBLE TEA PLACE  |
| <b>6</b> WHISTLE BUOY BREWPUB     | <b>16</b> DON MEE               |
| <b>7</b> GREEN CUISINE            | <b>17</b> FAN TAN CAFÉ          |
| <b>8</b> CAFÉ MEXICO              | <b>18</b> SHIZEN SUSHI          |
| <b>9</b> FUEGO EATERY             | <b>19</b> QV CAFÉ & BAKERY      |
| <b>10</b> THE DRAKE EATERY        | <b>20</b> STARBUCKS             |

## CONTACT

### NATHANIEL SIMPSON

Sales Associate | Brokerage Services  
250 386 0001  
nathaniel.simpson@cbre.com

### JAMES MURRAY

Sales Representative | Brokerage Services  
250 385 1225  
james.murray@cbre.com

## FLOOR PLAN

