

# 852 FORT STREET

**RESTAURANT  
SPACE IN  
DOWNTOWN  
CORE**



## **CONTACT**

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**CBRE**

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## OPPORTUNITY

Rare chance to lease turnkey restaurant space on Downtown Victoria's popular Fort Street. The subject space within the Joseph Building is well situated with numerous successful food and drink establishments within immediate proximity and high year-round traffic counts for both vehicles and pedestrians. The location is well-suited to benefit from walk-by traffic both from professionals during the day and nearby residents in the evening.

## HIGHLIGHTS

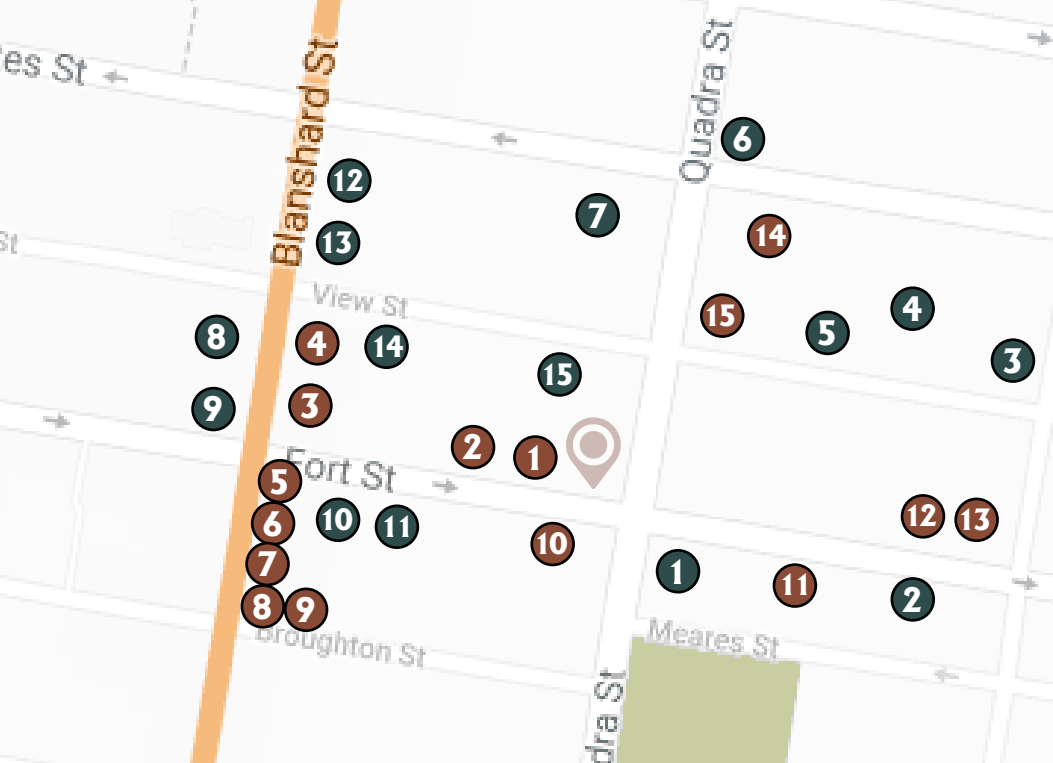
- Central downtown location
- High-profile signage on Fort St
- High-traffic location
- Proximity to thriving businesses
- Excellent atmosphere
- Rapidly developing neighbourhood
- Tenant improvement package available to qualified tenants
- Secure on-site parking available

➤ **Size:** 2,321 SQ. FT.

➤ **Net Rent:** \$29.00 per SF

➤ **Additional Rent:** \$17.87 per SF (2019 est.)  
*\*Utilities and waste disposal included*

➤ **Available:** JANUARY 1, 2020



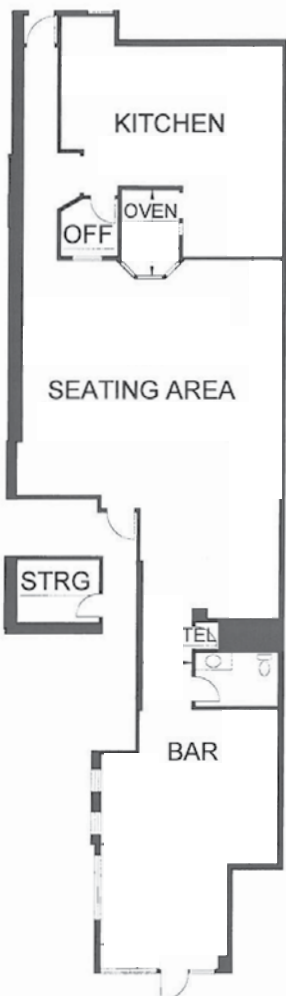
## RETAIL/SERVICES

- 1 ISLAND BLUE PRINT
- 2 THE LONDON CHEF
- 3 FRONTRUNNERS
- 4 LONDON DRUGS
- 5 HARRIS GREEN LIQUOR EXPRESS
- 6 7-ELEVEN
- 7 FORGE FITNESS
- 8 GUITARS PLUS
- 9 MONK OFFICE
- 10 FOLK
- 11 ACME SAFE LOCKSMITHS
- 12 CAPITAL 6 THEATRE
- 13 EASYHOME RENT TO OWN
- 14 TELUS
- 15 VIEW STREET PHARMACY

## FOOD/BEVERAGE

- 1 DAK CAFÉ
- 2 REFUGE TAPROOM
- 3 SHIKI SUSHI
- 4 BAAN THAI
- 5 STARBUCKS
- 6 BE LOVE
- 7 LA TAQUISA
- 8 DISCOVERY COFFEE
- 9 THE LIVET
- 10 SOOKJAI THAI
- 11 BLUE FOX CAFÉ
- 12 SEN ZUSHI
- 13 CAFÉ BRIO
- 14 MARKET ON YATES
- 15 LA TORTILLA MEXICANA

## SPACE FEATURES



Intimate dining area  
Full bar setup  
Accessible washroom  
Downstairs washrooms  
included as bonus space  
Full commercial kitchen  
Ample basement storage  
available



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