



FOR LEASE

539 & 541 FISGARD ST

VICTORIA, BC

HIGH-PROFILE RETAIL SPACE IN CHINATOWN

- \ HIGH TRAFFIC COUNTS YEAR-ROUND FOR LOCALS AND TOURISTS
- \ BEAUTIFUL FRONTAGE IN ICONIC HERITAGE BUILDING
- \ AMPLE NATURAL LIGHT VIA LARGE STOREFRONT WINDOWS
- \ PROMINENT SIGNAGE OPPORTUNITY ON FISGARD ST
- \ EXPOSED BRICK THROUGHOUT THE PREMISES
- \ PROXIMITY TO NUMEROUS THRIVING BUSINESSES
- \ MEZZANINE STORAGE IN EACH SPACE

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CBRE

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VICTORIA, BC

THE OPPORTUNITY

	539 FISGARD	541 FISGARD	COMBINED
	1,868 SF	2,057 SF	3,925 SF
Size (Main Level):	1,092 SF	1,209 SF	2,301 SF
Size (Mezzanine):	776 SF	848 SF	1,624 SF
Net Rent (Monthly):	\$3,549	\$3,929	\$7,478
Additional Rent (Monthly):	\$1,347	\$1,483	\$2,830
Total Rent (Monthly):	\$4,896	\$5,412	\$10,308

Spaces can be leased together or separately.

Iconic heritage retail space at the center of Victoria's historic Chinatown. This unique slice of Victoria's downtown core is highly sought-after due to its high foot-traffic counts for both locals and tourists, as well as its rich character and history.

The subject premises can be demised into two units or kept as one unit totaling nearly four thousand square feet. Examples of thriving businesses in the area include Bean Around the World, La Roux Patisserie, Silk Road Tea, Don Mee, The Bubble Tea Place, Fisgard Market, Wah Lai Yuen Bakery, Moe's Home Victoria, and Fan Tan Home & Style.



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HIGH-PROFILE RETAIL SPACE IN CHINATOWN

AREA AMENITIES

Subject

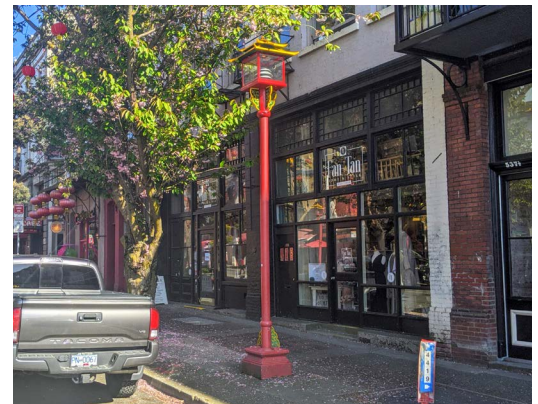
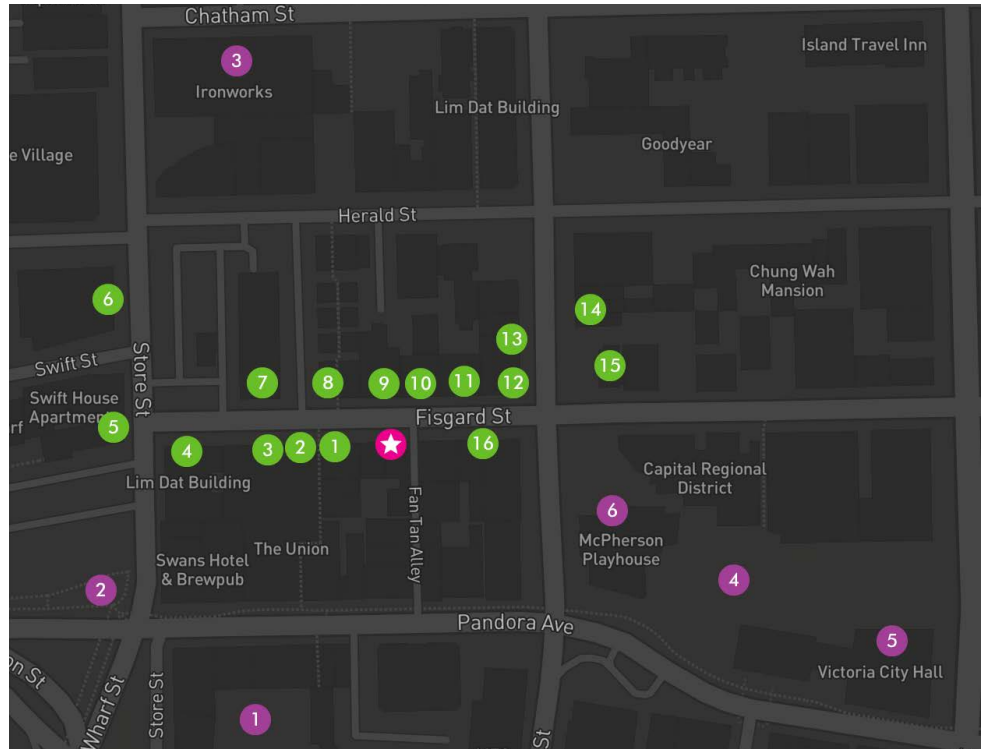
★ 539-541 Fisgard St

Points of Interest

- Market Square
- The Janion
- Ironworks
- Centennial Square
- Victoria City Hall
- McPherson Playhouse

Amenities

- Bean Around the World
- Fan Tan Home & Style
- La Roux Patisserie
- Inside Out Home Store
- Moe's Home Collection
- Chintz & Company
- Upgrade Cafe
- The Bubble Tea Place
- Don Mee
- Fisgard Market
- Wah Lai Yuen Bakery
- Ocean Garden
- Shizen Japanese Restaurant
- Brasserie L'Ecole
- QV Cafe & Bakery
- Noodle Fans



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