



FOR SALE

1450 Government Street, Victoria, BC

EXCEPTIONAL RETAIL INVESTMENT OPPORTUNITY

CHRIS RUST

Personal Real Estate Corporation
Senior Vice President
Investment Properties Group
chris.rust@cbre.com
250 386 0005

ROSS MARSHALL

Personal Real Estate Corporation
Senior Vice President
Investment Properties Group
ross.marshall@cbre.com
250 386 0004

ADRIAN BERUSCHI

Personal Real Estate Corporation
Senior Vice President
Retail Properties
adrian.beruschi@cbre.com
604 662 5138

CBRE



TENANCY OVERVIEW

The Vancouver born outdoor gear and retail brand, MEC, was founded in 1971 by a group of west coast mountaineers who recognized a lack of available climbing gear in Canada. The coop started out with only six members, \$65 of operating capital, and was run solely by volunteers for the first three years of operation.

Fast-forward almost 50 years MEC had over 5.7 million co-op members and 22 stores across Canada, shortly before its acquisition by private equity firm, Kingswood Capital Management's subsidiary, MEC Canada, in October of 2020.

Today MEC remains Canada's largest supplier of outdoor clothing and recreational gear.

TENANT



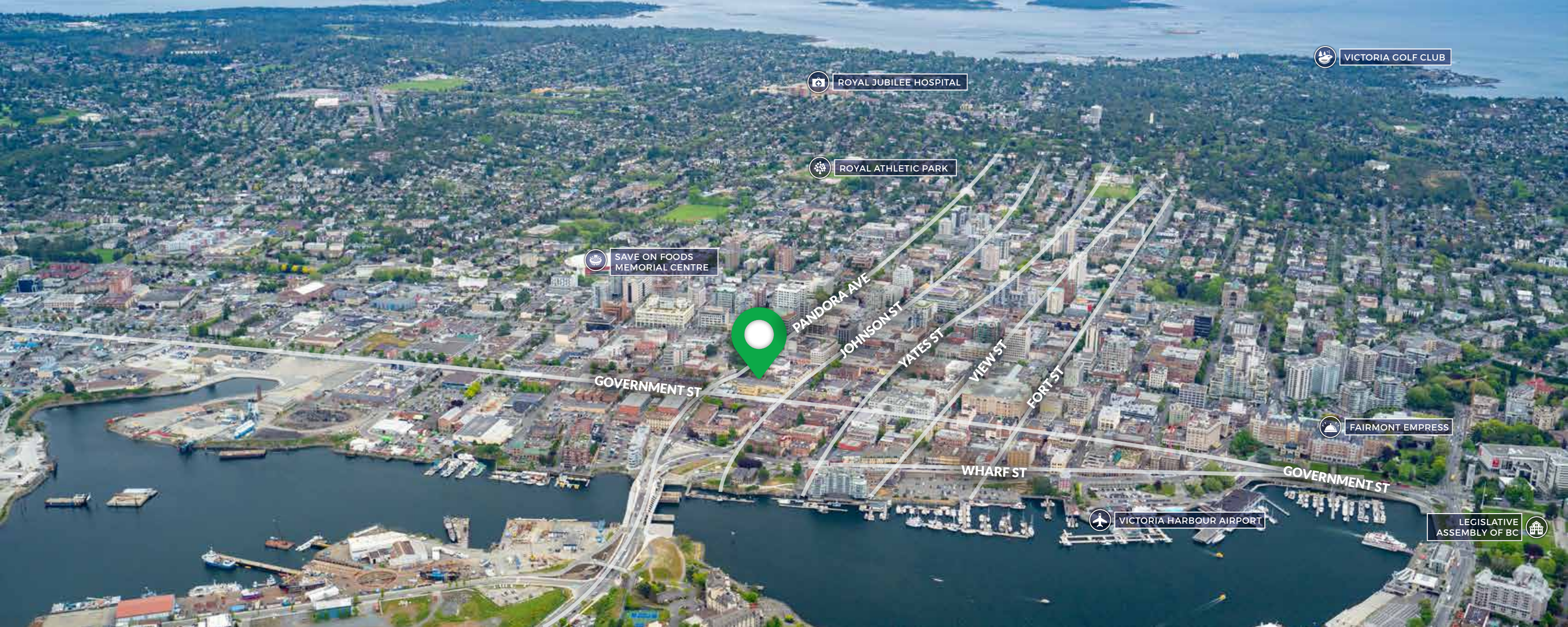
**WE ARE
ALL OUTSIDERS**

THE OPPORTUNITY

CBRE Limited is pleased to present an exciting retail strata investment opportunity in the heart of Victoria's downtown core. The opportunity is comprised of one (1) strata unit fully tenanted by MEC. The Property offers exceptional frontage spanning the width of an entire city block, bound by Johnson Street, Government Street and Pandora Avenue.

ADDRESS	1450 Government Street Victoria, BC	ZONING	Old Town District-1	NOI & LEASE TERM	Available upon signed CA
PID & LEGAL DESCRIPTION	026-669-498 Strata Lot 1 of Lots 533, 534 and Amended Lot 1258 Victoria City Strata Plan VIS6012 Together With an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V	STRATA LOT SIZE	21,537.51 sf (Total)	TITLE	Mortgage to be assumed. Approx \$6,275,000 at 4.4% with over 6 years remaining.
		LEASED RETAIL AREA	17,657 sf (Retail Area & Bike Shop) <u>2,625 sf</u> (Shipping & Courtyard) 20,282 sf (Total)	ASKING PRICE	\$12,500,000





VICTORIA GOLF CLUB

ROYAL JUBILEE HOSPITAL

ROYAL ATHLETIC PARK

SAVE ON FOODS MEMORIAL CENTRE

PANDORA AVE

JOHNSON ST

YATES ST

VIEW ST

FORT ST

GOVERNMENT ST

FAIRMONT EMPRESS

WHARF ST

GOVERNMENT ST

VICTORIA HARBOUR AIRPORT

LEGISLATIVE ASSEMBLY OF BC

NEIGHBOURHOOD AMENITIES HIGHLIGHTS



VICTORIA CONFERENCE CENTRE



BEACON HILL PARK



SAVE ON FOODS MEMORIAL CENTRE



VICTORIA HARBOUR AIRPORT



INNER HARBOUR CAUSEWAY



VICTORIA HARBOUR TERMINAL



ROYAL JUBILEE HOSPITAL



LEGISLATIVE ASSEMBLY OF BRITISH COLUMBIA

ABOUT THE NEIGHBOURHOOD

The Property is prominently located at the high profile corner of Johnson Street and Government Street, right in the heart of Downtown Victoria - a vibrant urban neighbourhood, walkable shopping area, and thriving entertainment district.

This building presents a rare investment opportunity in one of the most premier travel destinations in the world, drawing in tourists with its world-renowned Inner Harbour, Fairmont Empress hotel, Legislature Buildings, stunning architectural heritage and old city charm.

The Downtown is home to brands such as Lululemon, Tacofino, John Fluevog, Arc'teryx, Virtuous Pie, New Balance and Fjallraven, to name a few.



WALKER'S PARADISE



EXCELLENT TRANSIT

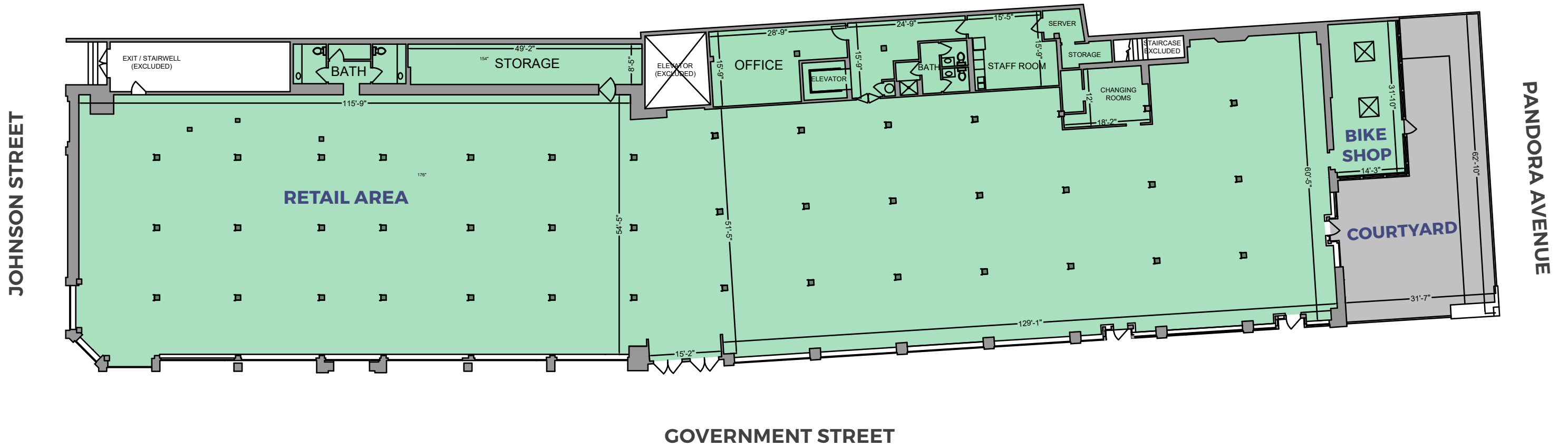
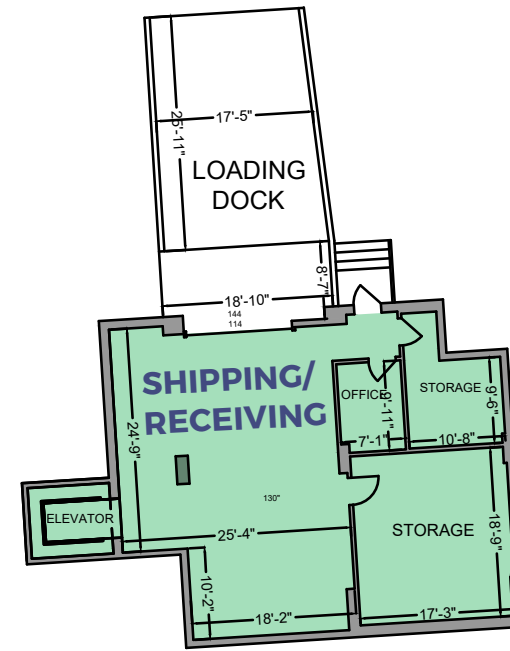


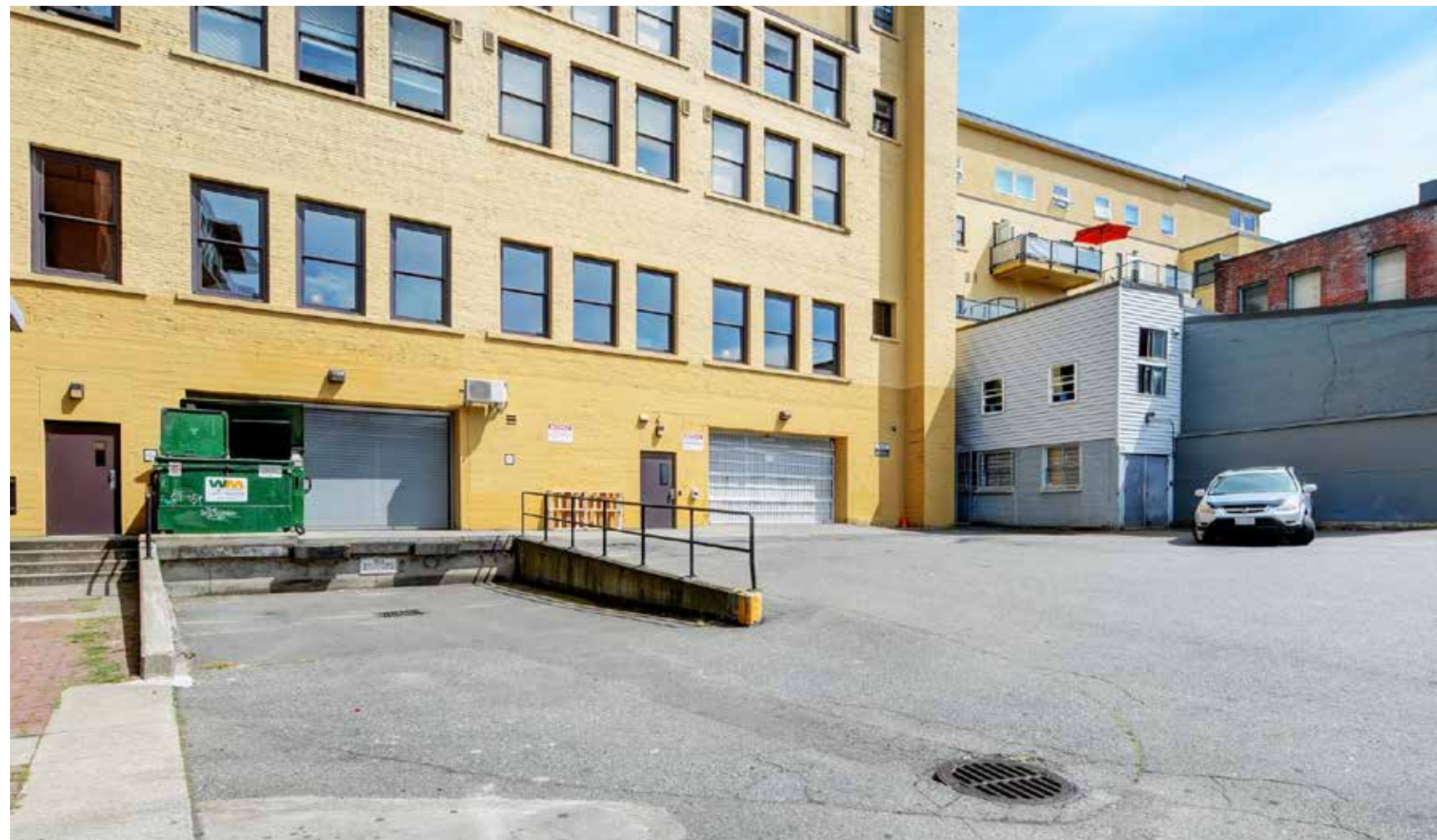
BIKER'S PARADISE

FLOOR PLAN

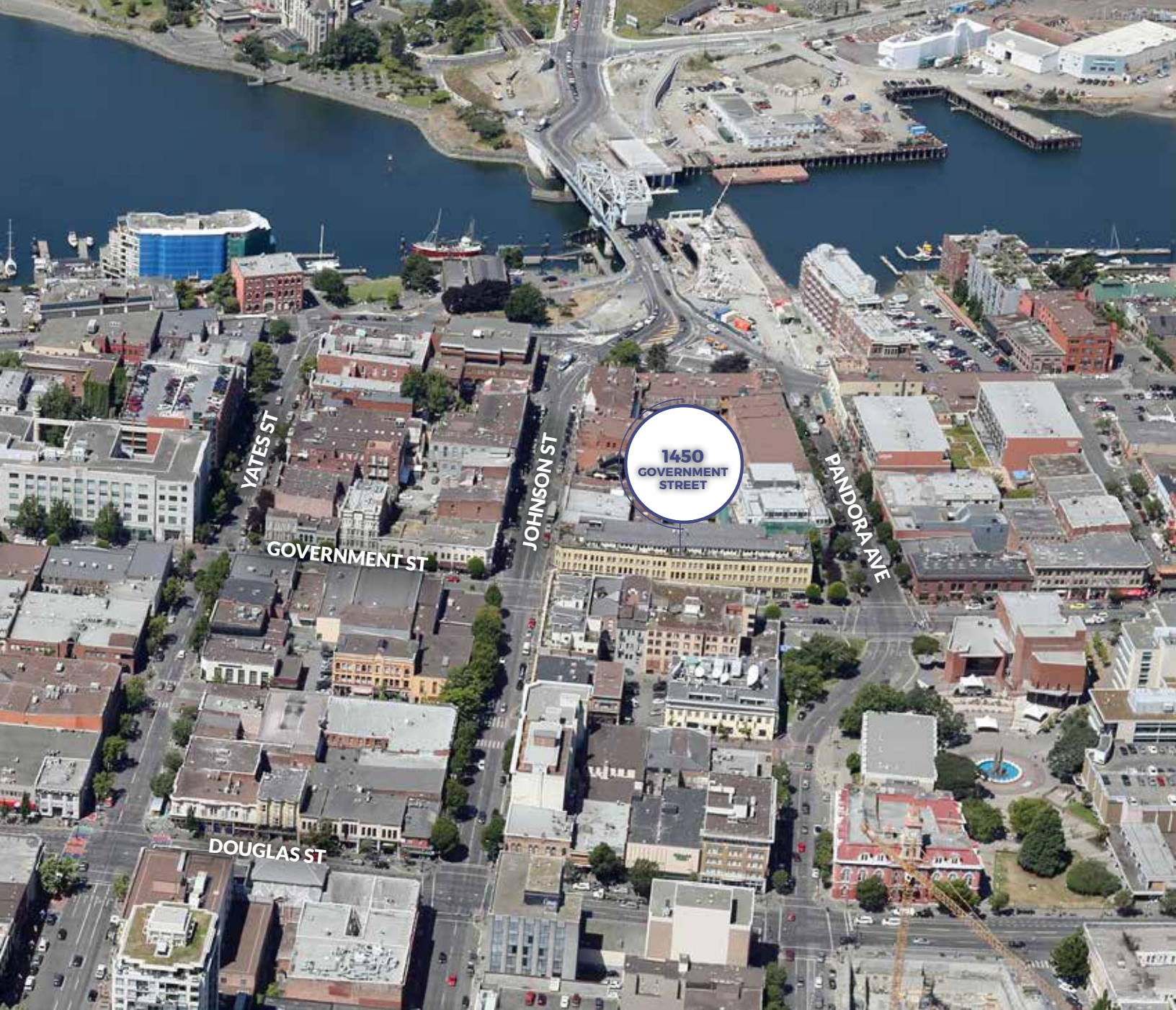
LEASED RETAIL AREA

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CBRE Limited | 1021 West Hastings Street | Suite 2500 | Vancouver, BC V6E 0C3 | www.cbre.ca

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