

**FOR
LEASE**
VICTORIA, BC



1400 QUADRA

THE BEACON

HIGH TRAFFIC CORNER RETAIL SPACE

- Prime corner location in Downtown Victoria
- High profile signage opportunities
- Flexible zoning allows from wide range of uses
- Large floor to ceiling storefront windows
- High ceilings throughout (14')
- Proximity to numerous successful businesses

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CBRE

THE OPPORTUNITY

Lease brand new ground-level commercial space at the corner of Quadra St and Johnson St in Downtown Victoria. The subject space benefits from plentiful natural light via large storefront windows and can be easily demised to accommodate smaller requirements. With 113 new rental units in the building and over a thousand more residences recently completed or under construction in the area, the retail spaces at 1400 Quadra are perfectly positioned to receive high pedestrian and vehicle traffic counts year-round.

DETAILS

SIZE: 1,000 – 2,294 SF

NET RENT: \$32.00 per SF

ADDITIONAL RENT: \$16.00 per SF

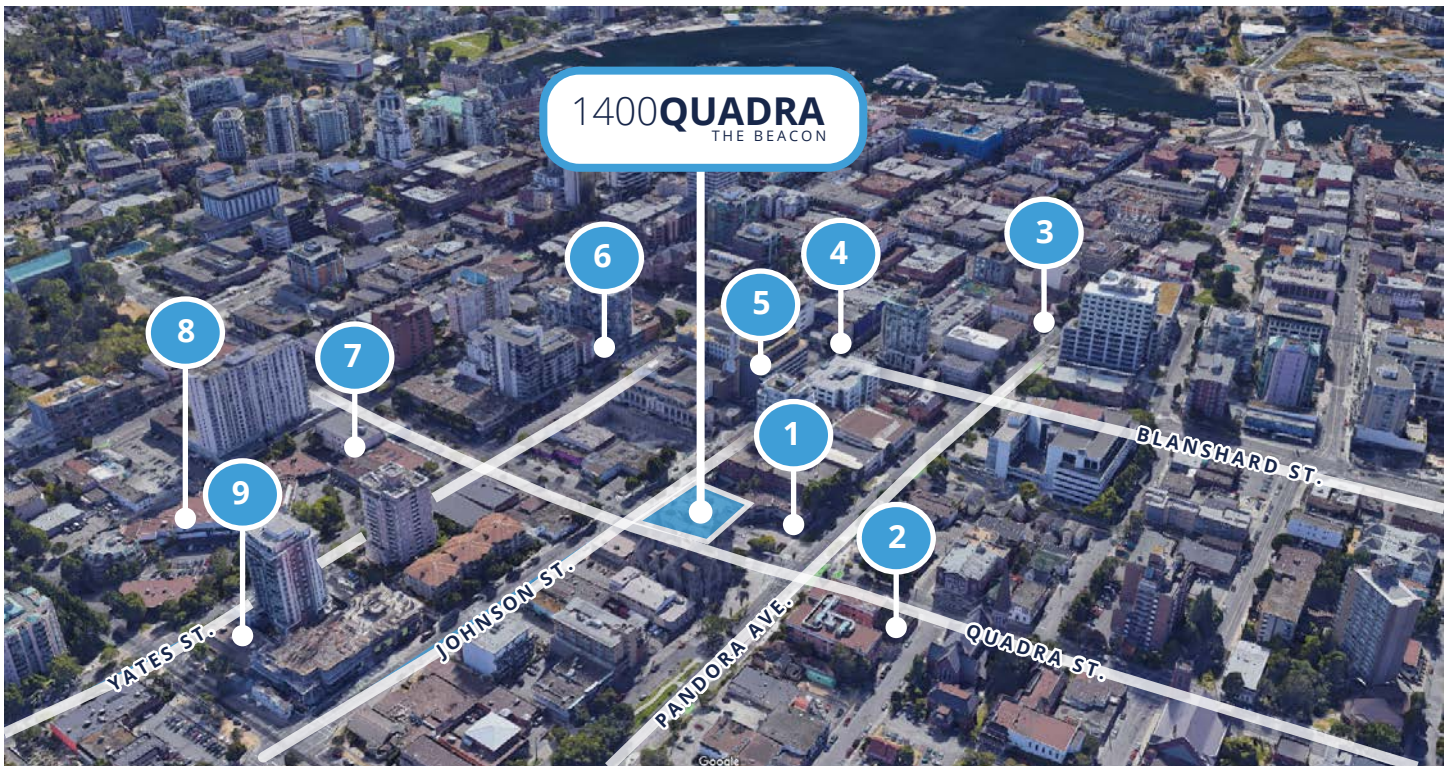
AVAILABLE: September 1, 2021

PARKING: One Stall per 1,000 SF



HARRIS GREEN

With Downtown Victoria to the west and neighbourhoods such as Fernwood and Rockland to the east, Harris Green is an ideal location for any business that values a mix of high traffic and close proximity to high residential density. Harris Green is in the midst of a development surge with numerous projects in the pipeline that will continue the trend of increased density, ultimately pushing Victoria's urban core eastward.



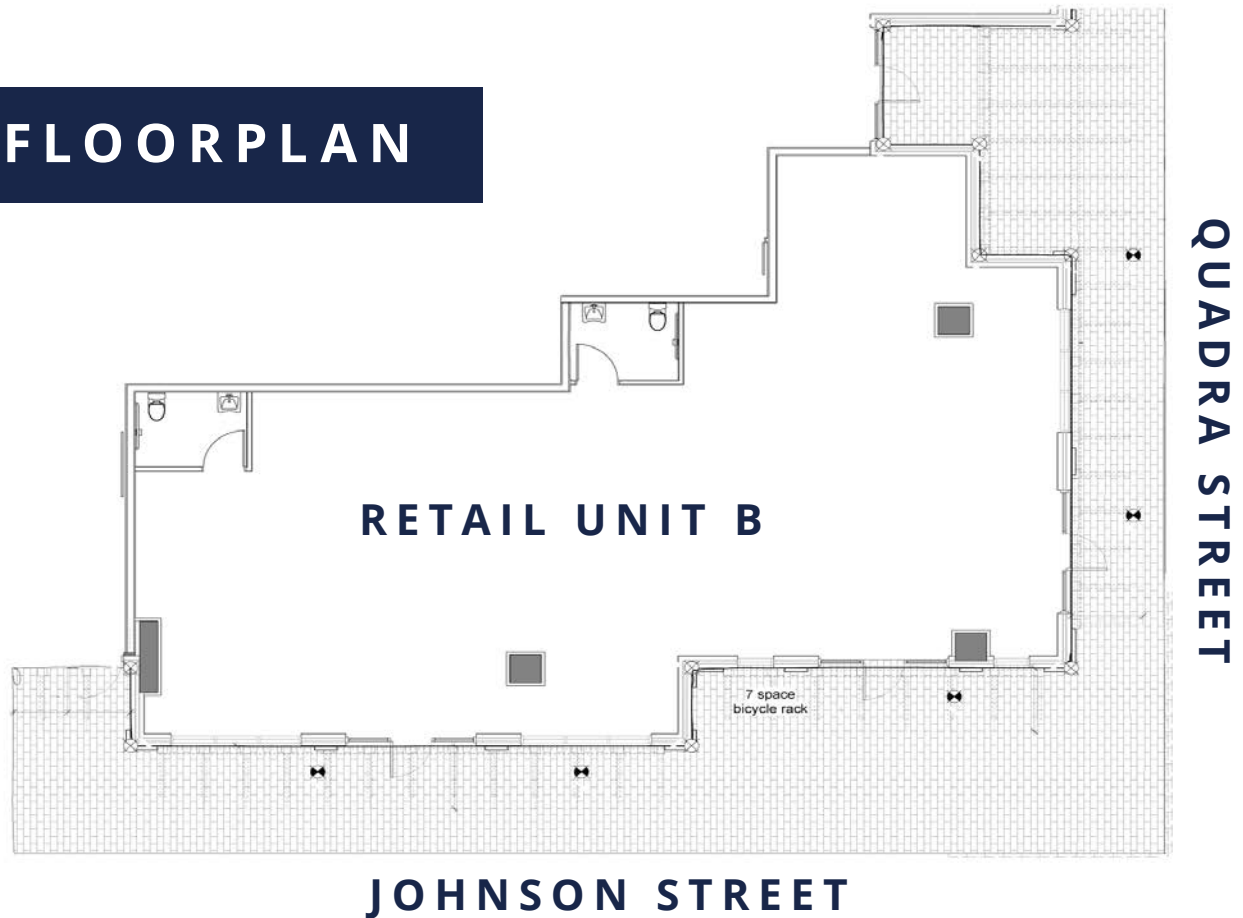
NEIGHBORING BUSINESSES

- | | | |
|--|--|---|
| 1 Bold Butchery & Grill
Subway | 5 Suberbaba
Habit Coffee | 8 The Market on Yates
London Drugs
COBS Bread
Yates Espresso Bar
Bin 4 Burger Lounge |
| 2 Wildfire Bakery | 6 Anytime Fitness
Forge Training | 9 Atlas Audio Video |
| 3 Tacofino
John's Place
Nubo Japanese Tapas | 7 Sakura Sushi | |
| 4 Shine Café | | |

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FLOORPLAN



ENQUIRIES

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