

**FOR
LEASE**
VICTORIA, BC

1400 QUADRA ST
THE BEACON

UNIT B

UNIT A

DOWNTOWN CORNER RETAIL SPACE

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

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CBRE

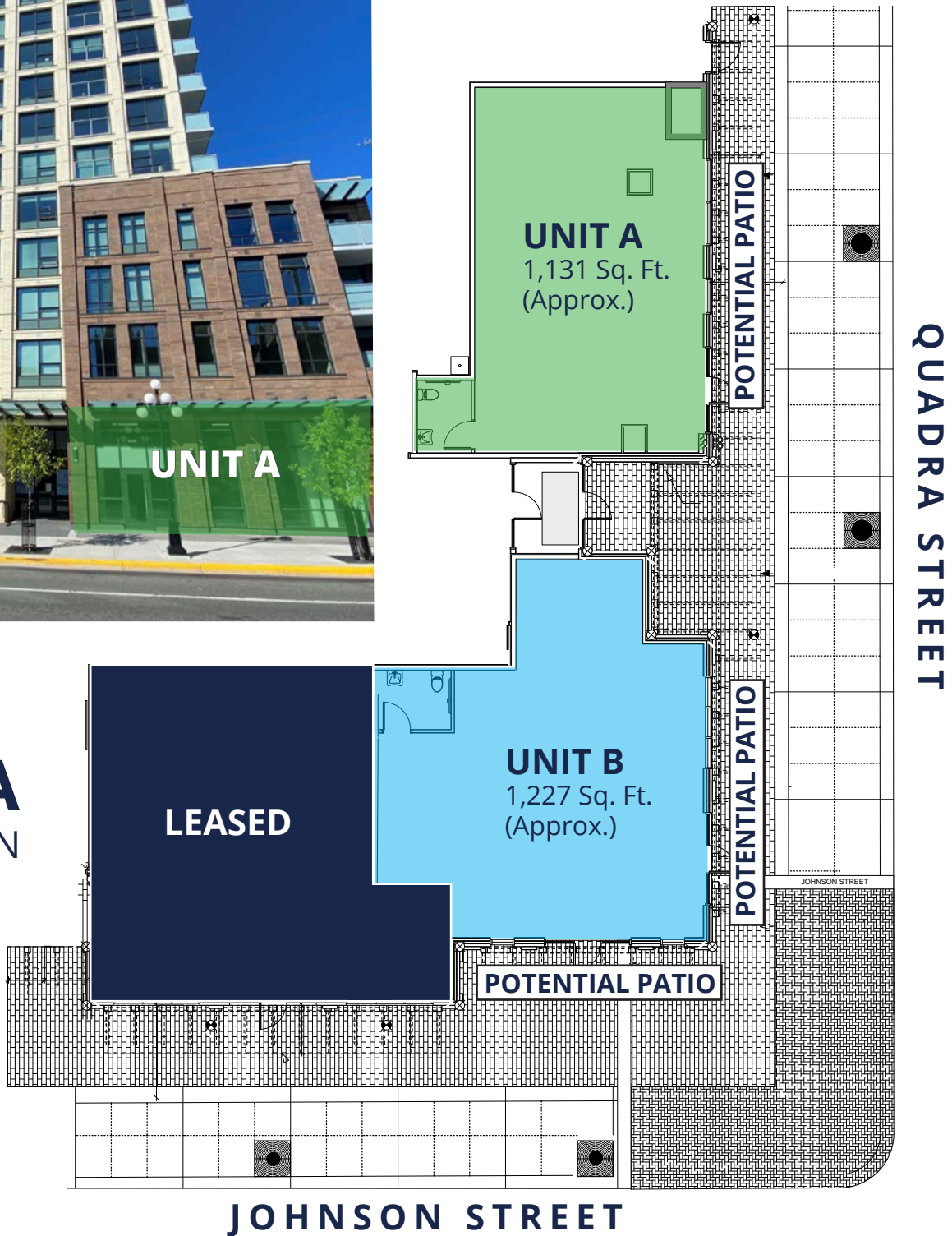
THE OPPORTUNITY

Lease brand new ground-level commercial space at the corner of Quadra St and Johnson St in Downtown Victoria. The subject spaces benefit from plentiful natural light via large storefront windows and streetside patio potential. 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 St are perfectly positioned to receive high pedestrian and vehicle traffic counts year-round.



1400
QUADRA
THE BEACON

FLOORPLANS



RETAIL UNIT A

SIZE:

1,131 SF

NET RENT:

\$32.00 per SF

ADDITIONAL RENT:

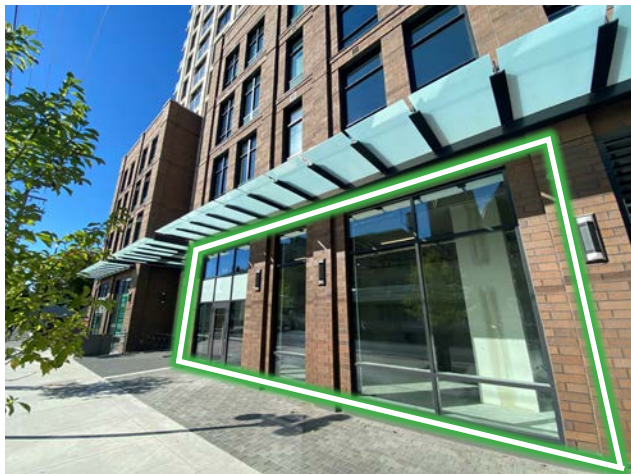
\$16.00 per SF

AVAILABLE:

Immediately

PARKING:

One Underground Reserved Stall



RETAIL UNIT B

SIZE:

1,227 SF

NET RENT:

\$32.00 per SF

ADDITIONAL RENT:

\$16.00 per SF

AVAILABLE:

Immediately

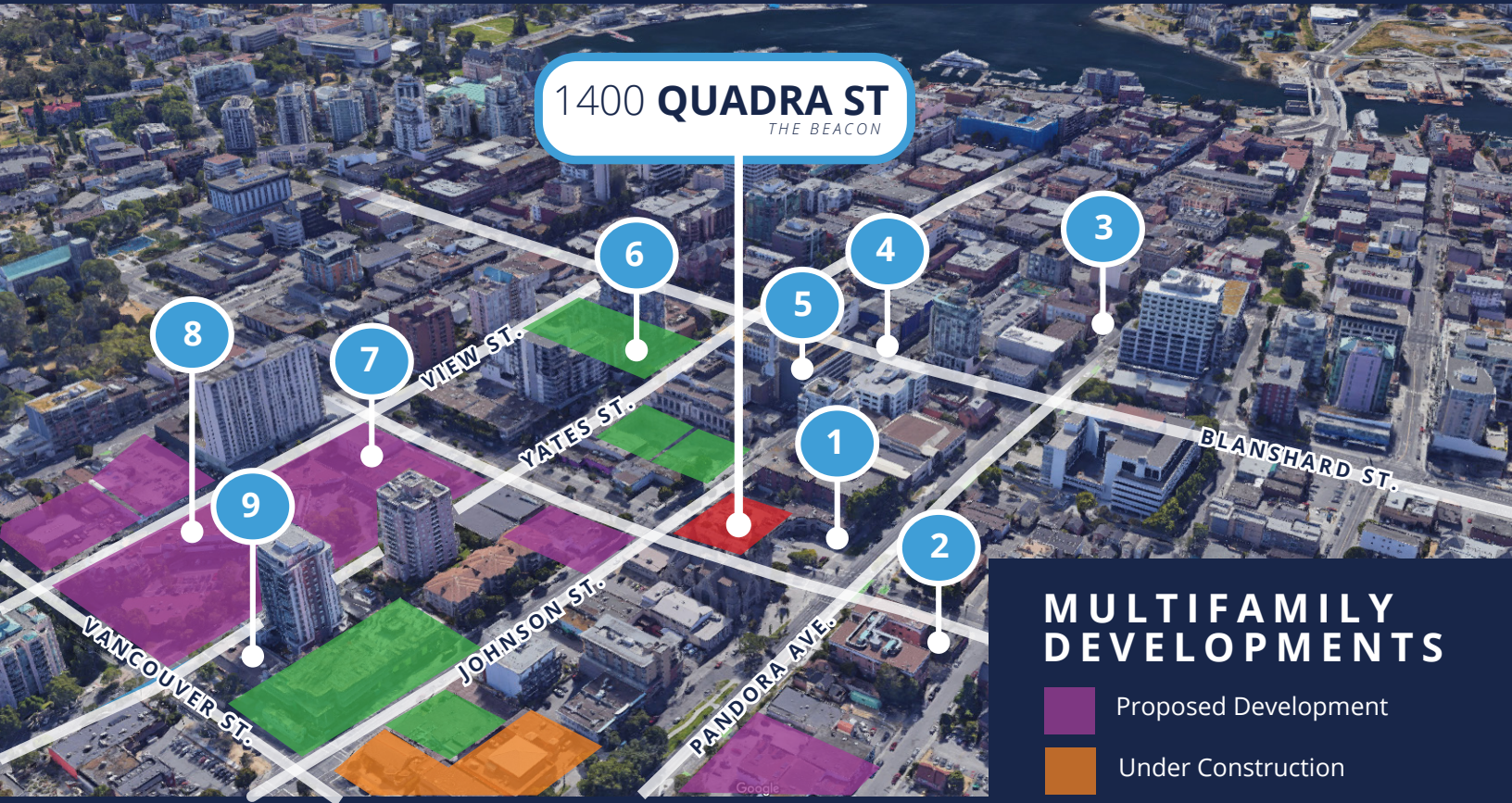
PARKING:

One Underground Reserved Stall



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.



MULTIFAMILY DEVELOPMENTS

- Proposed Development
- Under Construction
- Recently Built

NEIGHBORING BUSINESSES

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

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