

1221

Government St

Downtown Victoria, BC

For Lease



3,774 SF of Main Floor Retail + Additional Basement Area

Prime Retail Space on Government St

- Optimal Location at Intersection of Government Street Shopping Corridor and Trounce Alley Dining & Entertainment Area
- Popular Destination for Tourists & Locals Providing High Foot Traffic Counts Year Round
- 53 Feet of Government Street Frontage
- High Ceilings Throughout the Premises
- High Profile Signage Opportunity
- Situated Amongst Wide Variety of Successful National & Local Retailers

The Opportunity

CBRE Victoria is pleased to present the opportunity to lease premier retail space in the iconic W & J Wilson Building in the Government Street shopping precinct at famous Trounce Alley. The premises can be leased separately or combined for a total of 3,716 SF of main floor space.

The 1200-block of Government Street benefits from high foot-traffic counts year-round, especially in peak tourism season, where it becomes one of the busiest blocks in the city.

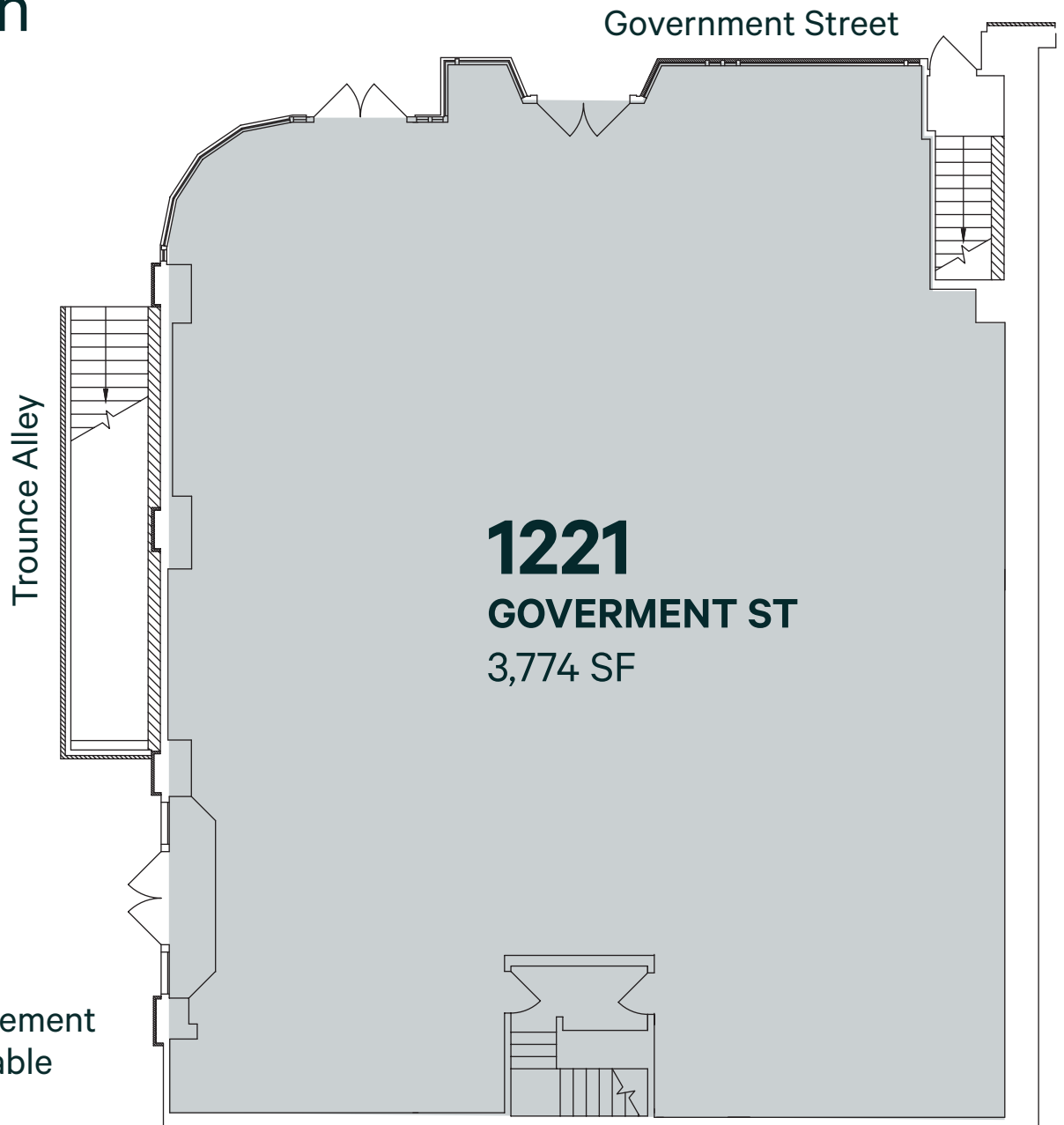
This location is the best of both worlds as it is a popular location for tourists & locals. Neighbouring businesses include The Bay Centre, Lush, Lugaro Jewellers, Munro's Books, The Churchill, Bard & Banker, Irish Times Pub, Quazar's Arcade, Eddie Bauer, Roots, Starbucks, Patagonia, Arc'teryx, Mountain Equipment Co-op, Lululemon, and more!



Trounce Alley

View of Government St/Bastion Square From Entrance

Floor Plan



Details

UNIT

SIZE

NET RENT:

Main Floor

3,774 SF

Main Floor:

\$55.00 PSF

Basement Area*

1,750 SF

Basement Area:

\$15.00 PSF Gross

Total

5,524 SF

ADDITIONAL RENT:

AVAILABLE: Immediately

\$12.80 PSF (2021 Estimate)



99 WALK SCORE
WALKER'S PARADISE

76 TRANSIT SCORE
EXCELLENT TRANSIT

79 BIKE SCORE
VERY BIKEABLE

- | | | | |
|----------------------|--------------------|--------------------------|---------------------------|
| 1 Lululemon | 6 Arc'teryx | 11 New Balance | 16 Garrick's Head |
| 2 MEC | 7 Starbucks | 12 Earl's | 17 Irish Times Pub |
| 3 David's Tea | 8 Patagonia | 13 The Bay | 18 Running Room |
| 4 Fjallraven | 9 Street | 14 Below The Belt | 19 Eddie Bauer |
| 5 GAP | 10 Roots | 15 Lugaro | 20 Ecco Shoes |

Downtown Victoria is a vibrant urban neighbourhood, a walkable shopping area, and a thriving entertainment district. It hosts not only the world-renowned Inner Harbour, The Fairmont Empress hotel and Legislature Buildings, but also Canada's oldest Chinatown, and a wonderfully charming Old Town district. Downtown Victoria is without a doubt one of the reasons why Victoria is consistently rated as a premier travel destination across the country, and around the globe. It is picturesque, featuring waterfront paths, charming shops and restaurants, stunning heritage buildings and picture-perfect locations.

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CONTACT

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