

For Lease



High Exposure Downtown Retail Space

103 - 1483 Douglas St | Victoria, BC

- 1,560 SF Open Floor Retail Unit w/ Bonus 1,260 SF Bonus Lower Storage Space
- High Traffic Exposure - Daily Counts of 44,558 Vehicles North & South Bound on Douglas St
- Frontage on High Volume Pedestrian Sidewalk w/ Large Captive Public Transit User Base
- Excellent High Visibility Signage Opportunity on Douglas Street
- Located Directly Across from City Hall, in the Heart of Victoria's Central Business District
- Benefit from Strong Existing Tenant Mix

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The Opportunity

CBRE Victoria is pleased to present the opportunity to occupy ground floor retail space at City Center Plaza located at 1483 Douglas St. This premier mid-rise office/retail building is uniquely located directly adjacent to City Hall and is situated within the Central Business District. Offering excellent signage opportunities and extremely high exposure along the Douglas corridor, this 1,560 SF unit has accommodating CBD-1 zoning and bonus lower floor storage.

Salient Details

Civic Address:	1483 Douglas St, Victoria BC
Building Type:	Office Mid Rise w/ Ground Floor Retail
Anchor Tenants:	Ministry of Health, WorkBC, Fresh Slice Pizza and Hi Five Chicken
Zoning:	CBD-1 (Central Business District 1)
Available Unit:	Unit #103
Floor Area:	1,560 SF (+1,260 SF of bonus lower storage)
Basic Rent:	\$24.00 PSF
Additional Rent:	\$13.83 PSF (Est. 2022)
Possession:	Immediate

Zoning

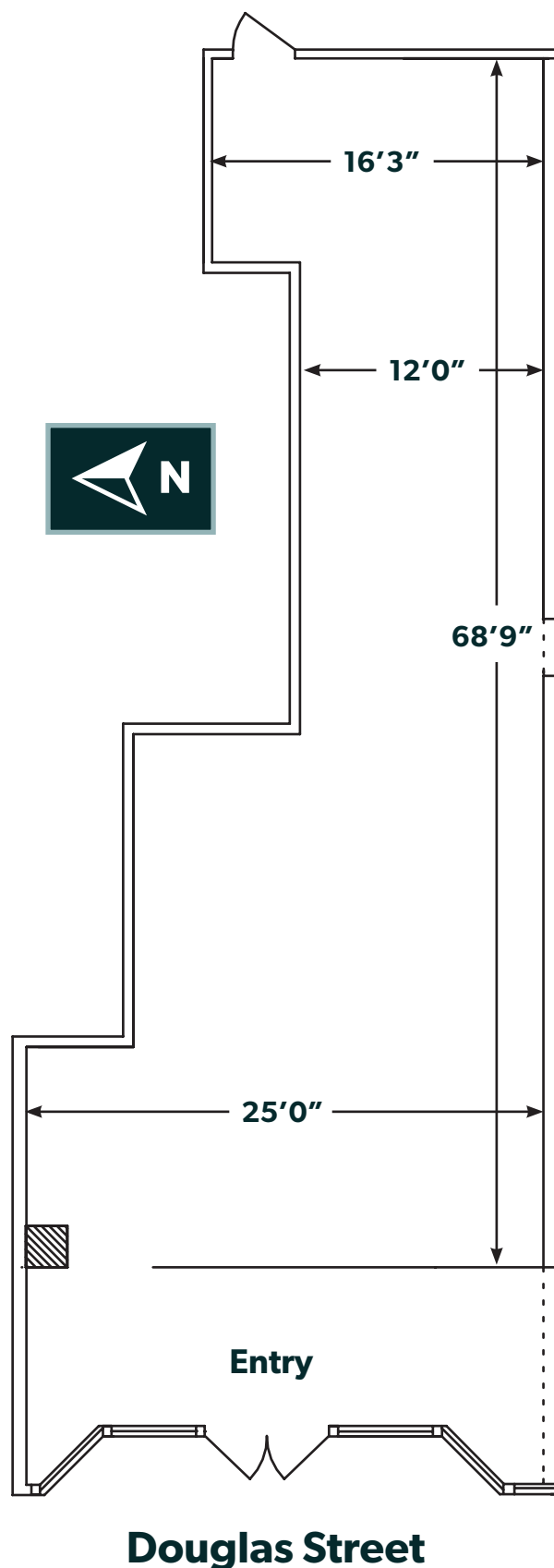
CBD-1 (Central Business District-1)

Uses Permitted (But not limited to):

- Assembly
- Civic Facility
- Cultural Facility
- Brew Pub / Drinking Establishment
- Equipment Rental
- Financial Service
- Food & Beverage Service
- Office
- Personal Service
- Retail Liquor Sale
- Retail Trade
- Studio
- Utility

Floor Plan

Unit 103 - 1483 Douglas St



The Location

Conveniently located along the Douglas corridor, Trans-Canada Highway 1, this unit benefits from extremely high exposure and easy access. This area is well known for the local and national retail and food outlets that are located all along Douglas Street and the surrounding areas and benefits from a strong existing tenant mix including Sherwood Restaurant, Tacofino, Bishop's Family Cycles, John's Place Restaurant, Local Pizza, The Original FARM, Hotel Rialto, 7-11, Oxygen Yoga & Fitness, and many more. The area has seen continued improvement starting with 1515 Douglas - a class AAA office development and more recently with upgrades to public infrastructure and transportation.

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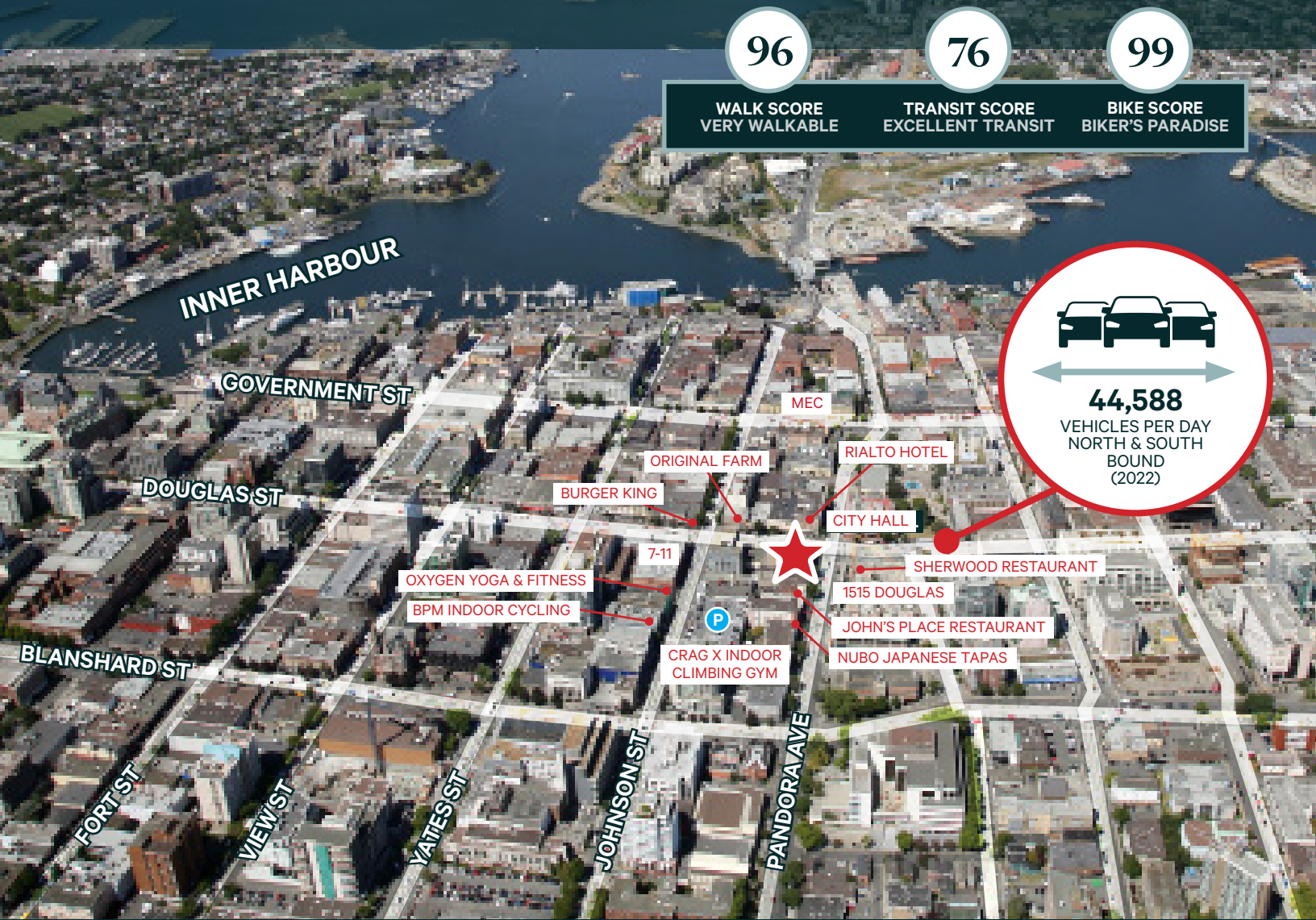
WALK SCORE
VERY WALKABLE

76

TRANSIT SCORE
EXCELLENT TRANSIT

99

BIKE SCORE
BIKER'S PARADISE



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