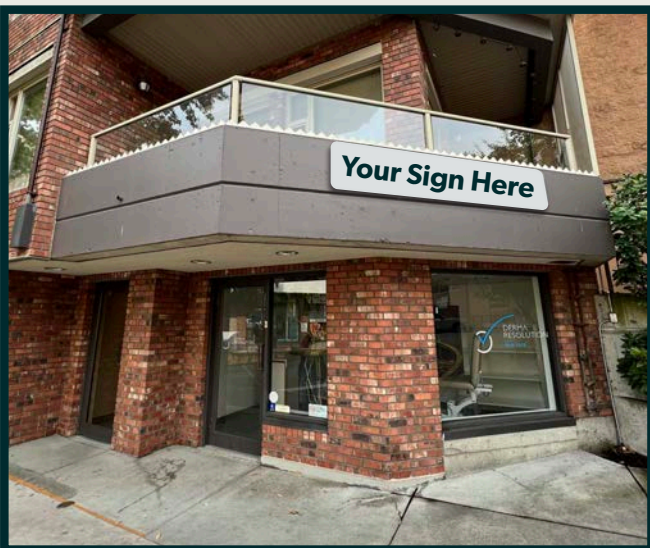


For Lease



190-911 Yates Street | Victoria, BC

Street Level Retail/Office Space in Harris Green Village



- Turnkey 256 SF street level retail space
- On-site customer parking
- Prominent signage opportunities
- Harris Green Village retail frontage
- Convenient central location
- Comprehensive Zoning (R-5) allows for a multitude of commercial uses

CBRE | *Devon*
PROPERTIES

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The Opportunity

CBRE Victoria presents the opportunity to lease a 256 SF street level retail unit in the Harris Green Village in Downtown Victoria, BC. With accommodating R-5 commercial zoning and flexible open workspace, the unit is suitable for a wide range of commercial uses. Businesses can benefit from prominent signage opportunities as well as large street front windows that allow for ample natural light and increased walk-by interest. Customer parking is available in the Harris Green Village surface & underground parking lots.

190-911 YATES STREET

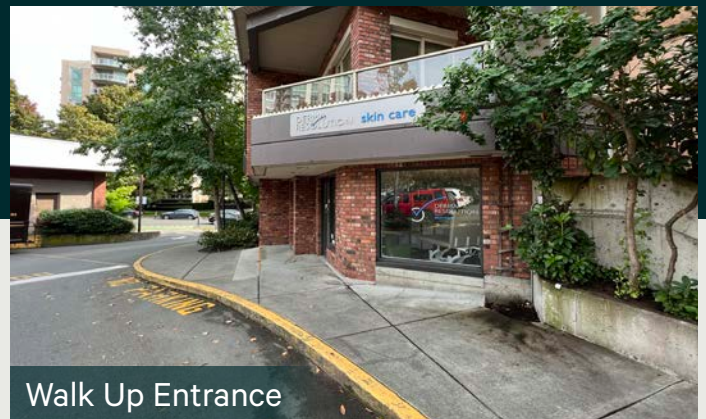
Total Floor Area: 256 SF
Gross Rent: \$1250 / Month
Available: Immediately
Parking: On-Site Customer Parking
(Harris Green Village)



Open Workspace



Open Workspace



Walk Up Entrance

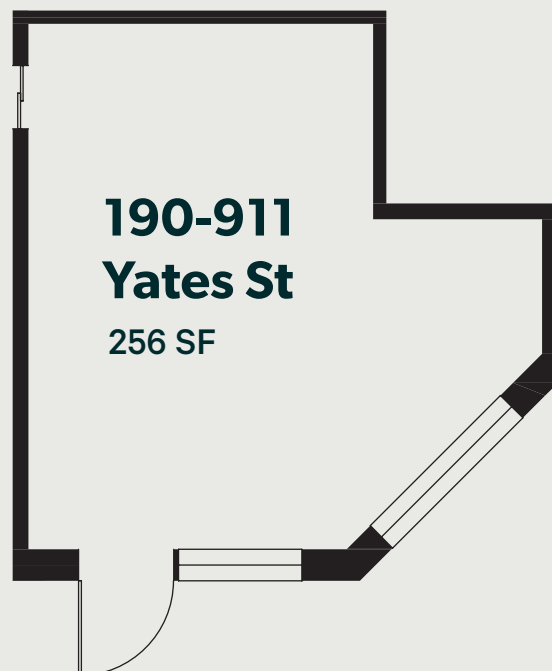
Zoning

R-5 Zone

Central Area (Wilson Block) District

Uses Permitted (But not limited to):

- Retail Stores
- Business or Professional Offices
- Restaurant
- Laundry
- Retail Liquor Sale
- Theatre, Auditorium, Recreation
- Care Facilities



For Lease

**SUBJECT
PROPERTY**

Harris Green Village

- London Drugs
- Market on Yates
- Cobbs Bread
- Bosleys Pet Store
- Bin 4 Burger Lounge
- Dolce Vita Coffee

YATES ST

JOHNSON ST

**BIKE
SCORE**
Biker's Paradise
100

**WALK
SCORE**
Walker's Paradise
99

**TRANSIT
SCORE**
Excellent Transit
75

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, downtown amenities 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.

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