

For Lease

1223  
Government St  
Downtown Victoria, BC

989 SF of Main Floor Retail Space + 263 SF Bonus Mezzanine

## Prime Retail Space on Government St

- Located in the Center of the Government Street Shopping Corridor & Entertainment Area
- High Foot Traffic Counts Year Round
- Cruise Ship Shuttle Drop Off Directly in Front of Building
- Situated Amongst Wide Variety of Successful National & Local Retailers

**CBRE**

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## The Opportunity

CBRE Victoria is pleased to present the opportunity to lease premier retail space in the Government Street shopping precinct next to famous Trounce Alley. The premises consists of a 989 SF main floor retail space, plus a bonus 263 SF upper mezzanine/office. 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!

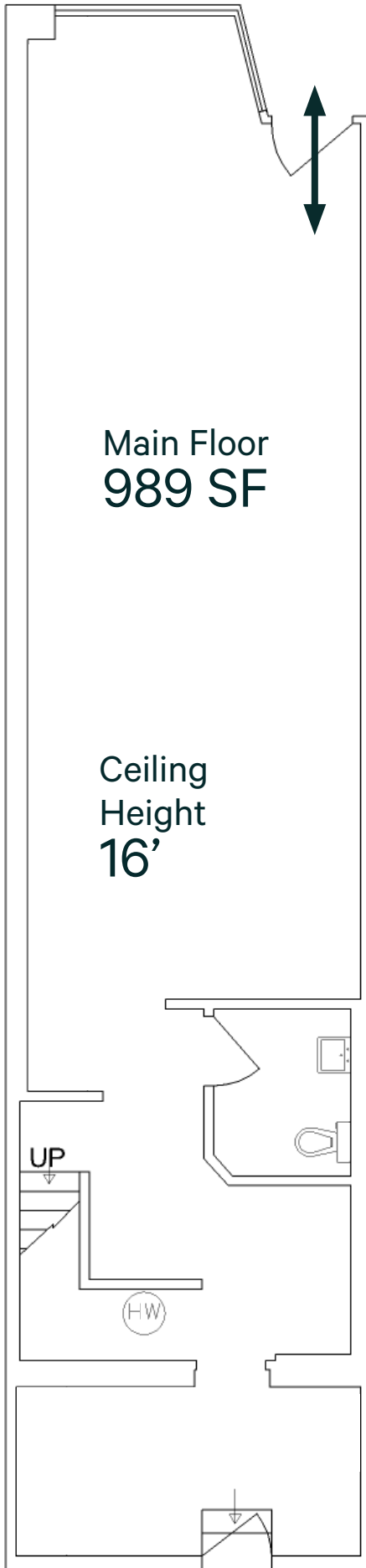


Trounce Alley



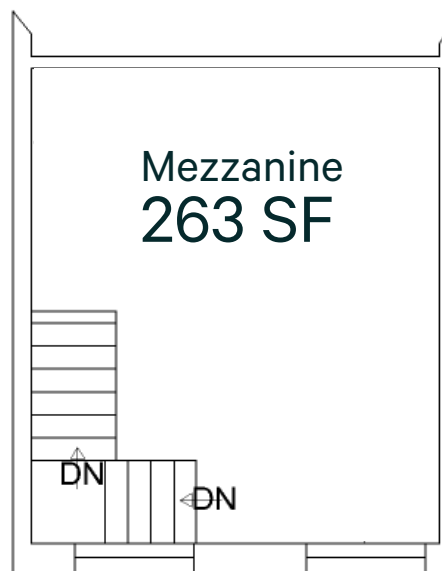
Government St/Bastion Square

## Government Street



## 1223 Government St

Main Area:	989 SF
Bonus Office/Mezz:	263 SF (No Cost)
Net Rent:	\$65. <sup>00</sup> PSF
Additional Rent:	\$19. <sup>40</sup> PSF (2022)
Availability:	March 1, 2023
Parking:	One Secured Parking Stall Available (Contact Agent)





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

# 1223

## Government St

### Downtown Victoria, BC

## CONTACT

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