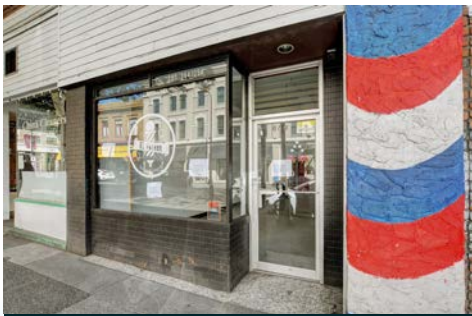


609-613 Johnson St

Three Boutique Johnson St Retail Opportunities for Lease



609 Johnson St



611 Johnson St



613 Johnson St



3 boutique retail units located along downtown Victoria's bustling Johnson Street. Situated between Government and Broad Streets, these units provide an opportunity for retailers to be at the heart of the action. Each unit has an attractive storefront with an abundance of natural light.

\$1.3B

Annual Visitor Spending (2019)

48K

Average Daytime Population

Highlights

- Three unique boutique retail spaces
- Prominent signage opportunities
- Frontage in one of Victoria's most dynamic retail districts
- Large streetfront windows and abundance of natural light
- Ample street parking available plus additional spaces in the Yates St Parkade nearby
- Highly accessible with excellent transit scores



609 Johnson St

Size: 582 SF + 115 SF Loft
Lease Rate: \$2,800/Month (Gross)
Notes: Former barber shop with existing plumbing in place



611 Johnson St

Size: 550 SF
Lease Rate: \$2,700/Month (Gross)
Notes: Can be combined with 613 Johnson for 1,105 SF of total space.



613 Johnson St

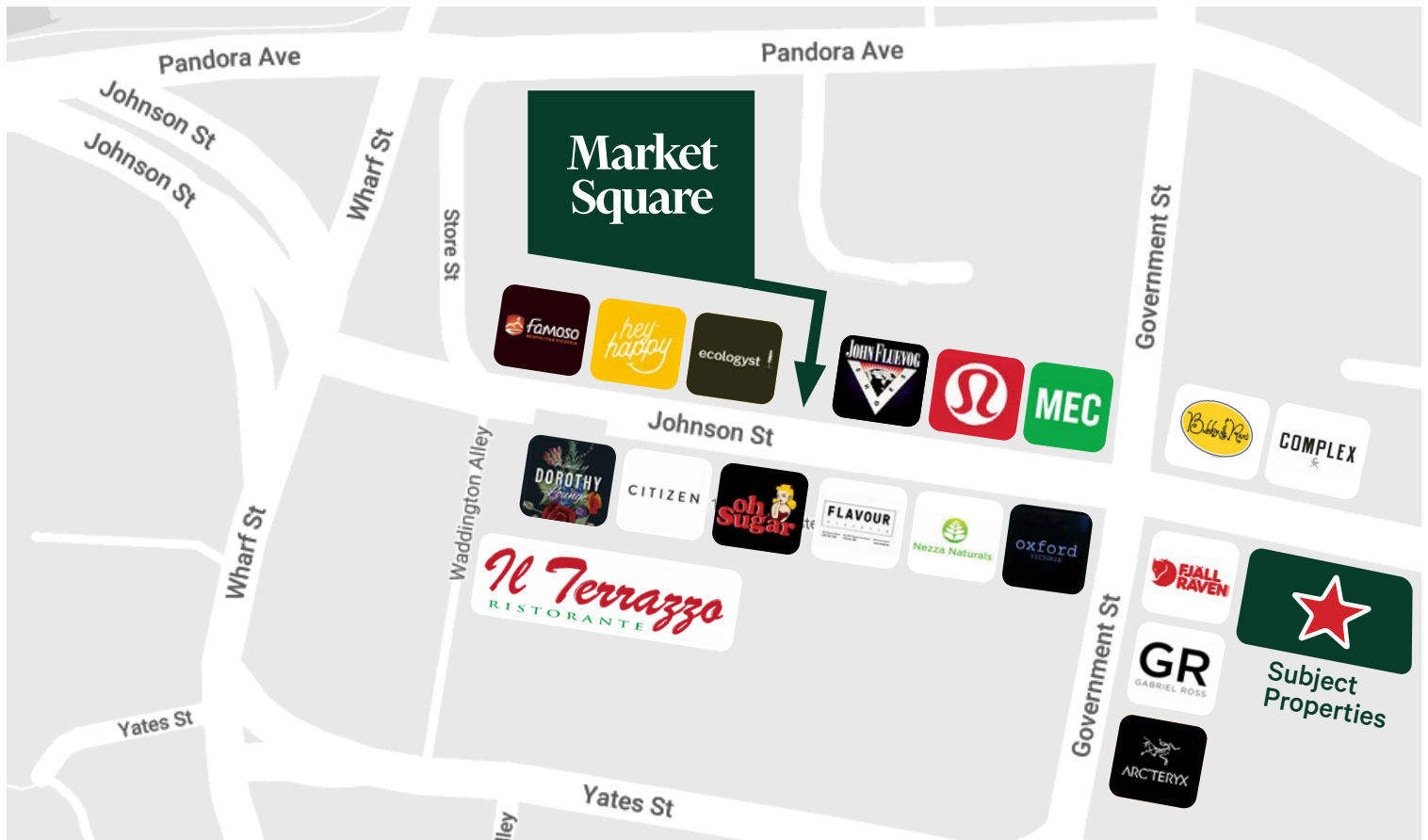
Size: 555 SF + 134 Loft
Lease Rate: \$2,700/Month (Gross)
Notes: Turnkey ready fashion retail. Can be combined with 611 Johnson for 1,105 SF of total space.



Street Level View From Lower Johnson St

Lower Johnson Victoria's Boutique Retail District

Victoria's highly regarded fashion and cultural district. Historical architecture, independent fashion and lifestyle boutiques, and free cultural events draw the attention of tourists throughout all four seasons. Occupiers benefit from Cruiseship & Hotel proximity as well as dedicated local patronage.



Contact Us

Jeff Lougheed
Vice President
250 882 9903
jeff.lougheed@cbre.com

**BIKE
SCORE**
Biker's Paradise
91

**WALK
SCORE**
Walker's Paradise
100

**TRANSIT
SCORE**
Walker's Paradise
76

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). All references to CBRE Limited herein shall be deemed to include CBRE, Inc. The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.