

Retail | For Lease

CBRE

# 705 - 711 Johnson St

Demisable Retail Spaces in Downtown Victoria

2,375 - 6,804 Sq. Ft.





# The Opportunity

CBRE Victoria is pleased to present ground retail units located along the south side of Johnson Street in a bustling and vibrant part of Downtown Victoria. 711 Johnson Street features 4,370 sq. ft. with 16' ceiling heights and 705 Johnson Street with 2,434 sq. ft. Both units can be combined to 6,804 sq. ft. Additionally, both units have excellent street frontage, prominent signage opportunities, and an abundance of parking nearby. Located one block from City Hall, the neighbourhood boasts excellent transit scores and is home to a number of established businesses including Macchiato Caffe, Oxygen Yoga, BPM Indoor Cycling, Blush Bridal Boutique, and Willowbrae Academy.



## 711 Johnson St

Size:	2,375-4,370 SF (demisable)
Lease Rate:	Negotiable
Adtl. Rent:	\$12.50 PSF (Estimated for 2023)
Availability:	Immediate
Zoning:	CBD-1 (Central Business District - 1)
Parking:	Street Parking + Johnson St Parkade Across the Street (232 stalls)



## 705 Johnson St

Size:	2,434 SF
Lease Rate:	Negotiable
Adtl. Rent:	\$12.50 PSF
Availability:	April 2026
Zoning:	CBD-1 (Central Business District - 1)
Parking:	Street Parking + Johnson St Parkade Across the Street (232 stalls)
Notes:	<ul style="list-style-type: none"> <li>Improved with a small commercial kitchen</li> <li><b>Can be combined with 711 Johnson for 6,804 SF total floor area</b></li> </ul>

# Highlights

- 16' ceiling heights with coffered ceiling design
- Historic glass front entry
- Open plan design
- Two washrooms and two showers (711 Johnson)
- Excellent transit
- Abundance of parking available nearby
- Prominent signage opportunities
- Large streetfront windows





