

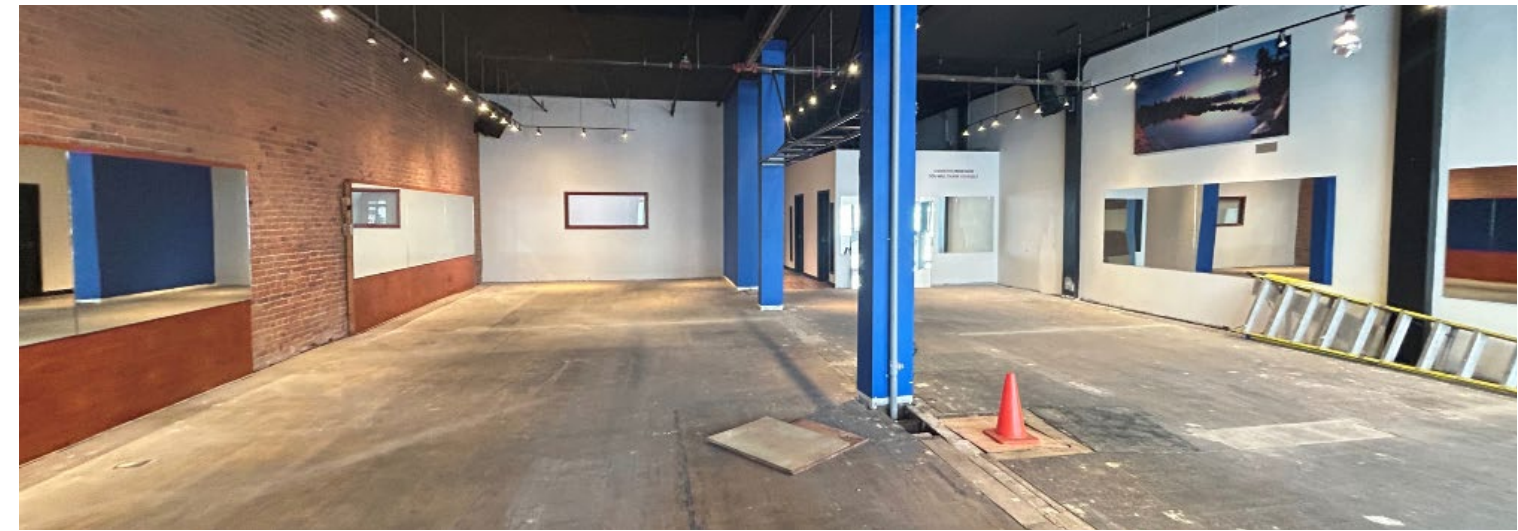
711 Johnson St

Demisable Retail Space in Downtown Victoria



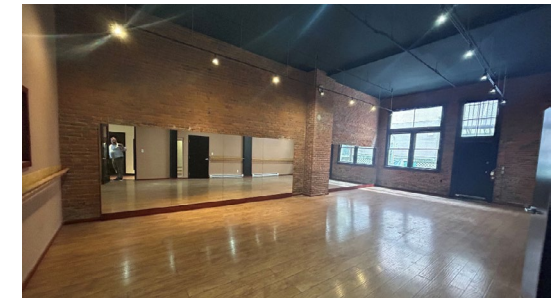
The Opportunity

CBRE Victoria is pleased to present the remaining ground floor retail unit, located on the south side of Johnson Street in a bustling and vibrant part of Downtown Victoria. The space is a total of 4,370 SF with demisable options available, featuring 16' ceiling heights, excellent street frontage, prominent signage opportunities, and an abundance of nearby parking. 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:	\$14.50 PSF
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)



Highlights

- 16' ceiling heights with coffered ceiling design
- Historic glass front entry
- Flexible and demisable floor plan
- Two washrooms and two showers
- Excellent transit
- Abundance of parking available nearby
- Prominent signage opportunities
- Large streetfront windows



