

# 711 Johnson St

Timeless Retail Space in Downtown Victoria





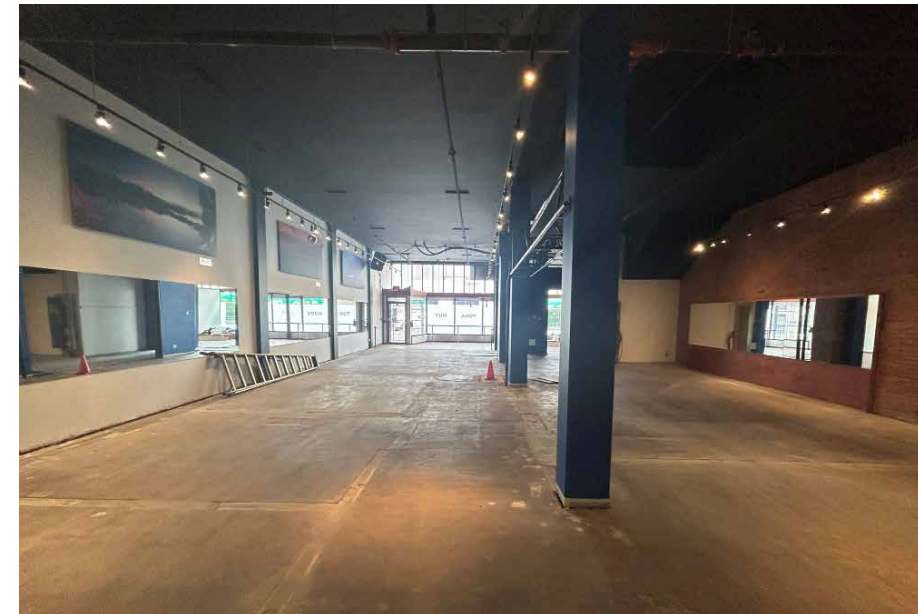
# The Opportunity

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.



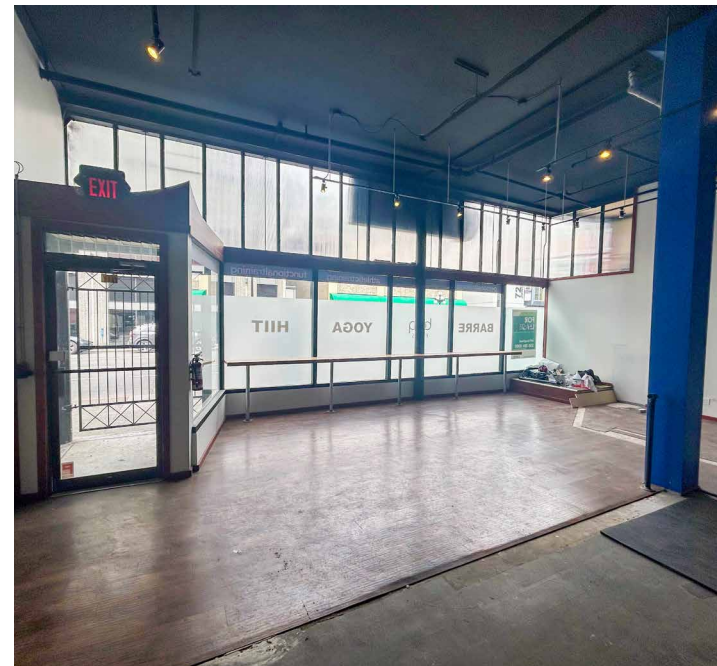
## 711 Johnson St

<b>Size:</b>	2,000-4,370 SF
<b>Lease Rate:</b>	\$14.50 PSF
<b>Adtl. Rent:</b>	\$12.50 PSF (Estimated for 2023)
<b>Availability:</b>	Immediate
<b>Zoning:</b>	CBD-1 (Central Business District - 1)
<b>Parking:</b>	Street Parking + Johnson St Parkade Across the Street (232 stalls)



# Highlights

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





# Victoria Central Business District

The subject property is located in Victoria's core Central Business District, one block from City Hall. With numerous businesses and organizations in close proximity, the location offers excellent transit options, an abundance of parking available across the street, as well as significant infrastructure improvements and new development nearby.



## Contact Us

**Jeff Lougheed**  
Vice President  
250 888 9302  
jeff.lougheed@cbre.com

**Mitch Bryan**  
Associate  
250 532 1030  
mitch.bryan@cbre.com

**BIKE  
SCORE**  
Biker's Paradise  
**99**

**WALK  
SCORE**  
Walker's Paradise  
**96**

**TRANSIT  
SCORE**  
Walker's Paradise  
**76**

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