

UNIQUE HIGH EXPOSURE RETAIL  
SPACE ON OAK BAY AVENUE



# FOR LEASE

## Unit 108 - 1841 Oak Bay Avenue

VICTORIA BC

### Highlights

- Flexible Layout
- On-Site Parking
- Patio Opportunities
- Excellent Exposure from Oak Bay Avenue
- New Development Projects Coming to the Area
- Easy Access to Transit
- Zoned for C1-NM (Neighbourhood Modified Shopping District)
- High Vehicular & Walk-By Traffic

# Opportunity

CBRE Limited is pleased to present the unique opportunity to lease highly exposed retail space on Oak Bay Avenue. Located at 1841 Oak Bay Avenue, Unit 108 is a versatile space that consists of 1,578 square feet across two large rooms, a kitchenette, and a washroom. The building is a mixed-use development that holds fantastic street presence, creating unrivalled signage opportunities. C1-NM zoning allows for a wide range of business uses, such as retail shop, office, restaurant, and financial institution. The tenant will also benefit from 26 residential units situated above the retail spaces.

# Details

## SIZE

Total - 1,578 SF (Demisable)

Unit A - 1,132 SF (approx.)

Unit B - 446 SF (approx.)

## LEASE RATE

\$28.00 PSF

## ADDITIONAL RENT

\$16.00 PSF

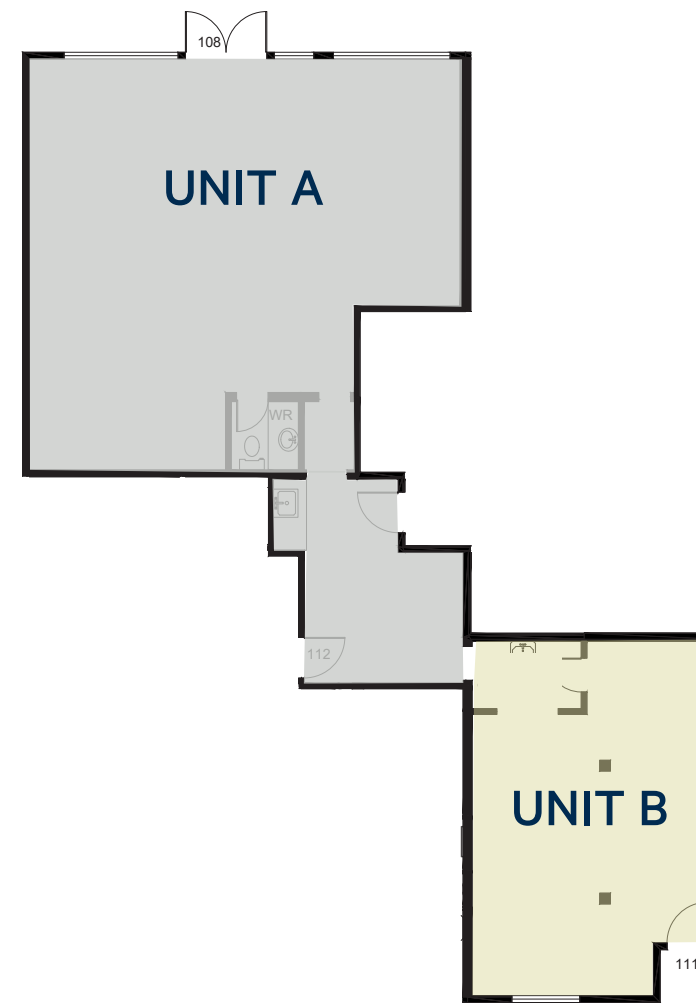
## AVAILABILITY

Immediately

## ZONING

Neighbourhood (Modified)

Shopping District (C1-NM)



## Neighbourhood Tenants

- + Red Barn Market
- + Save-On-Foods
- + Royal Jubilee Hospital
- + Discovery Coffee
- + HSBC Bank
- + Shell Gas Station
- + LifeLabs Medical
- + Vessel Liquor





James Bay

Downtown Victoria

108-1841 Oak Bay Avenue

# Oak Bay Avenue

Known for its boutique shops, cafes, restaurants, and local businesses, Oak Bay Avenue is a vibrant retail and dining district. This commercial street is popular for its charming and historic architecture, and provides a wide variety of dining options, from casual cafes to upscale bars and restaurants. Visitors will also enjoy a range of specialty shops including bookstores, clothing boutiques, and gift shops. Oak Bay Avenue is a vibrant community resting on a strong commercial mix, offering something for everyone.

## Contact Us

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