

# FOR LEASE

## 1008 Pandora Avenue | Victoria, BC



### MULTIPLE HIGH TRAFFIC RETAIL UNITS IN CENTRAL PARK

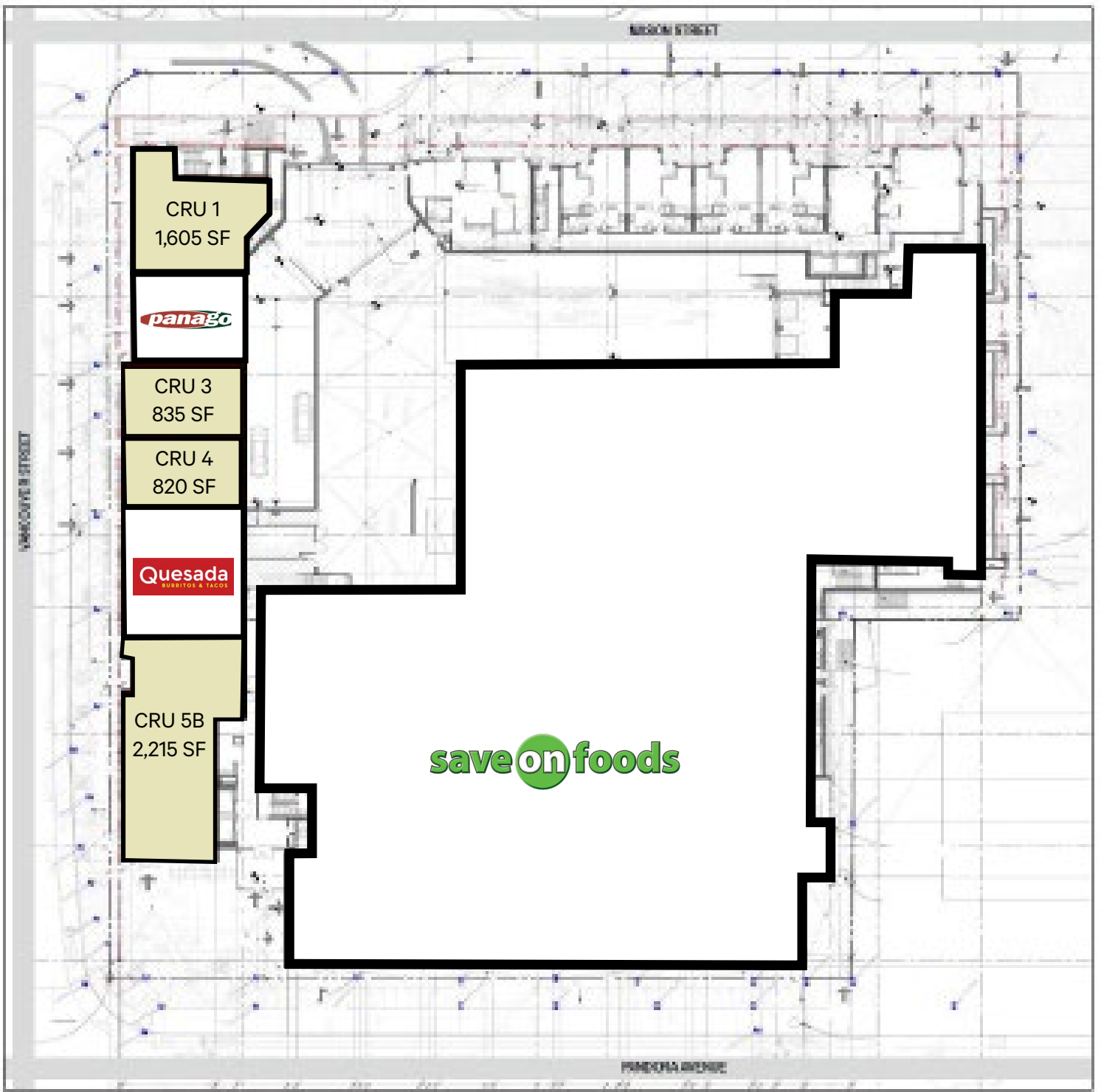
- + On-Site Parking
- + Patio Opportunities
- + Large Store Front Windows
- + Prominent Signage Exposure
- + Excellent Visibility & Accessibility

**CBRE**





# Floor Plan

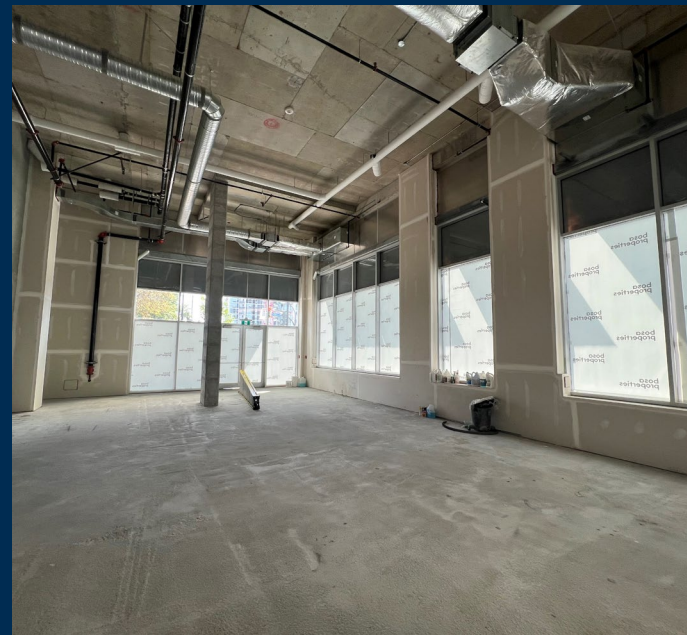


# Opportunity

Built in 2020, 1008 Pandora Avenue boasts the opportunity to lease prime commercial space in a high-traffic area. With flexible CA-75 zoning and units ranging from 820-2,215 SF, the subject property can accommodate a variety of retail, office, and service-based businesses. These units offer excellent frontage along Pandora Avenue and Vancouver Street and are well-positioned to reach a wide range of clientele. With on-site parking, prominent signage opportunities, and easy accessibility, the opportunity to lease at 1008 Pandora Avenue offers business growth, customer convenience, and effective brand exposure.

# Details

AVAILABLE AREA		LEASE RATE
CRU 1	1,605 SF	Contact Listing Agent
CRU 3	835 SF	ADDITIONAL RENT \$24.87
CRU 4	820 SF	
CRU 5B	2,215 SF	ZONING CA-75 Pandora Vancouver Mixed Use District
AVAILABILITY		
Immediately		





# Location

Located on the borders of Downtown Victoria, North Park, and Fernwood, 1008 Pandora Avenue presents a prominent mixed-use development in the heart of Victoria. With easy accessibility from several different communities, this property attracts a strong and diverse customer base. The commercial spaces offer a consistent flow of foot-traffic through the anchor tenant Save-On-Foods, 260 homes on-site, and proximity to the downtown core. With its central location, the subject property enjoys excellent visibility and accessibility, making it an ideal opportunity for businesses seeking a bustling and convenient location.



## Neighbourhood Tenants

- Panago
- Circle K
- McDonald's
- Save-On-Foods
- Cridge Family Pharmacy
- Quesada Burritos & Tacos
- Loft and Ladder Coffee House
- Downtown Victoria Urgent & Primary Care

97  
BIKER'S PARADISE



90  
RIDER'S PARADISE



97  
WALKER'S PARADISE



## Contact Us

Jeff Lougheed  
Vice President  
jeff.lougheed@cbre.com  
250 386 0001

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

**CBRE**

CBRE Limited | [www.cbrevictoria.com](http://www.cbrevictoria.com)

1026 Fort Street, Victoria BC, V8V 3K4 | 250 386 0000

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