

For Lease

CBRE



Cook Street Village

324-328 Cook Street &
1044-1054 Pendergast Street

Unit Range 1,093-3,205 SF

ARAGON

3 Retail Units

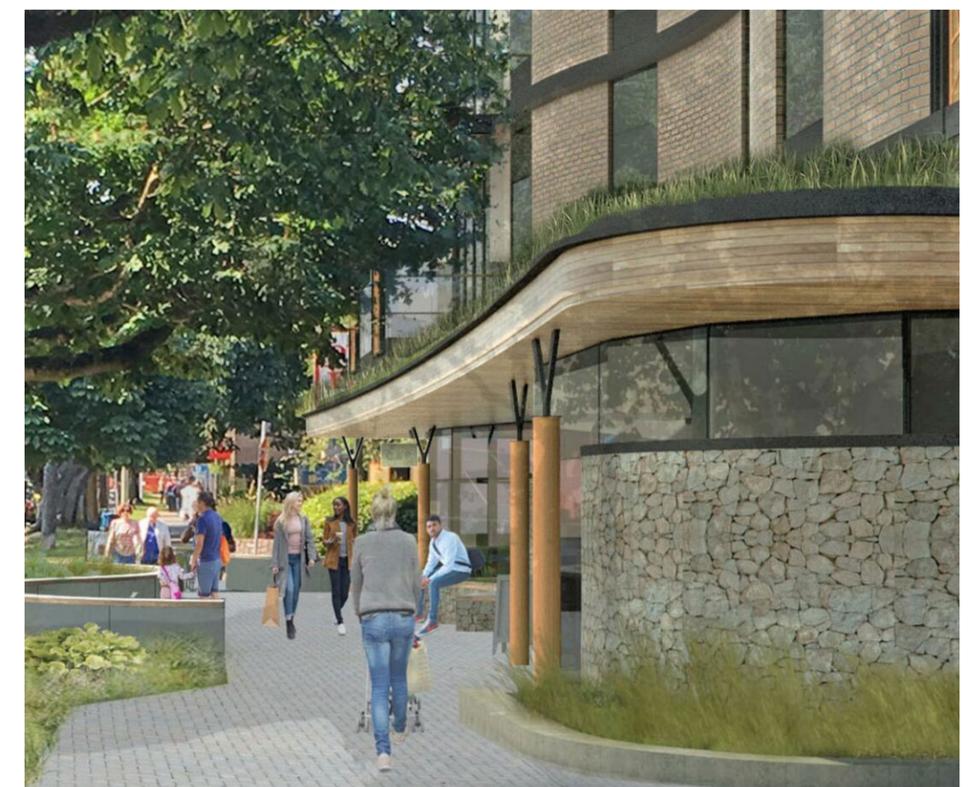
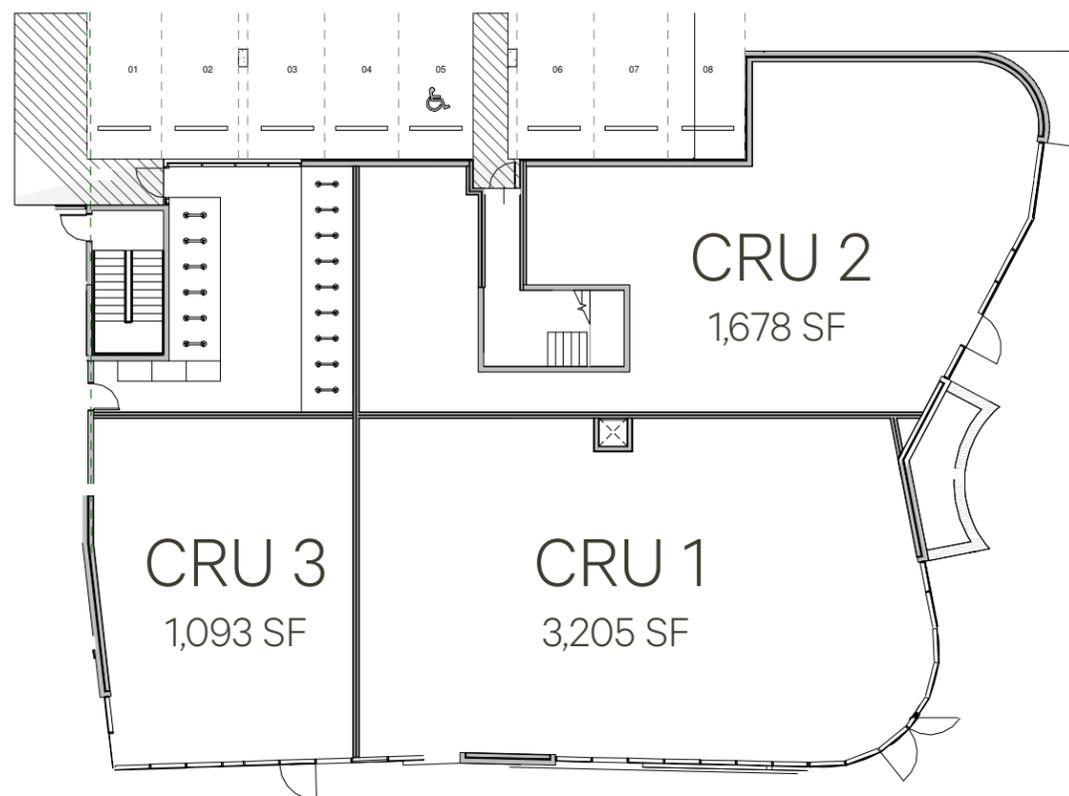
3 Retail Units in Cook Street Village

The development presents the exceptional opportunity to lease brand new retail space in shell condition. When completed there will be three commercial retail units available allowing uses not limited to: office, retail sales, restaurant, personal service, financial service, and high tech. The commercial units will benefit greatly from the residential above and in the surrounding area. Location of the subject property offers convenience and accessibility to a wide range of customer bases outside the Victoria Downtown core.



Project Details

CIVIC ADDRESS	324-328 Cook Street & 1044-1054 Pendergast Street, Victoria BC
RESIDENTIAL UNITS	48
RETAIL UNITS	
CRU 1	3,205 SF
CRU 2	1,678 SF
CRU 3	1,093 SF
TOTAL AREA	5,976 SF
YEAR BUILT	Under Construction
ZONING	Cook and Pendergast District (CR-CP)

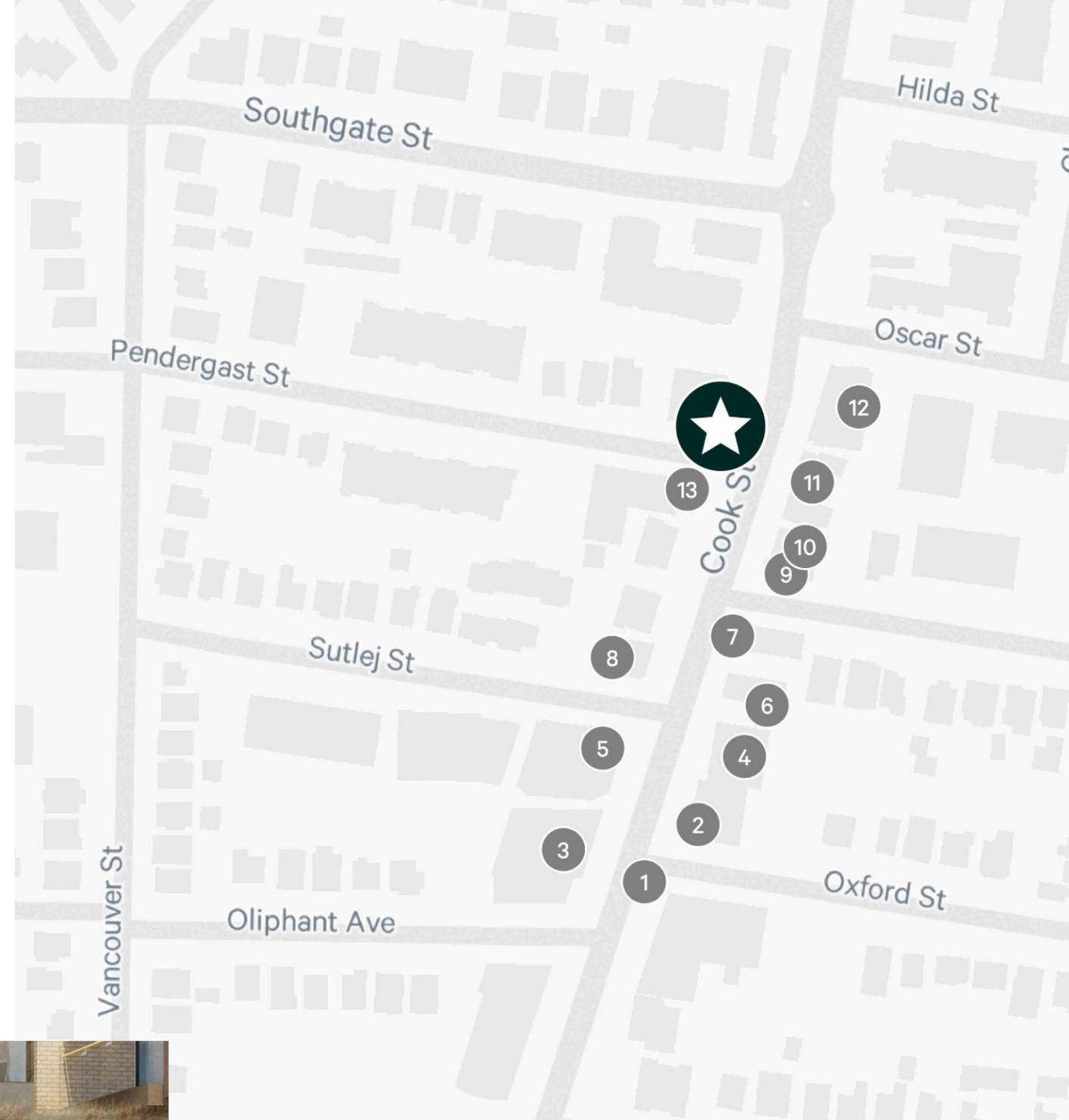


Cook Street Village

COMMUNITY & CONVENIENCE



Cook Street Village is a lively and charming neighbourhood located south of Downtown Victoria. Known for its vibrant atmosphere, Cook Street Village offers a unique blend of residential and commercial spaces, creating a dynamic and welcoming community. One of the highlights of Cook Street Village is its thriving culinary scene. The area is home to a wide array of restaurants, cafes, and bakeries. From cozy brunch spots to fine dining establishments, there is something for everyone to enjoy. Just steps from the ocean, Cook Street Village captivates with its inviting ambiance, unique shopping experiences, and natural splendor. It is also in close proximity to Beacon Hill Park and Dallas Road waterfront, making it a prime location for outdoor enthusiasts. This community-oriented area is popular for its regular events, farmer's markets, and the unique blend of historic and modern architecture.



1. The Root Cellar
2. Rexall
3. Beagle Pub
4. Hot and Cold Cafe
5. Prima Strada Pizzeria
6. Morning People
7. Seaberry Garden & Flower
8. Cook St Liquor
9. Big Wheel Burger
10. Lifestyle Markets
11. Moka House Coffee
12. Hot House Pizza
13. Starbucks

 **87** Bike Score

 **68** Transit Score

 **87** Walk Score

Contact Us

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

CBRE

www.cbrevictoria.com | www.cbre.ca

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). All references to CBRE Limited herein shall be deemed to include CBRE, Inc. The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.