

New Lease  
Rate!



Retail | For Lease

# 580 Johnson Street

VICTORIA, BC

ICONIC RETAIL SPACE IN VICTORIA'S  
PREMIER SHOPPING DISTRICT

**CBRE**

# Join Victoria's Iconic Shopping District

CBRE Limited presents the unique opportunity to lease an iconic retail unit in the heart of Victoria's Shopping District.

Located at 580 Johnson Street, this space boasts excellent foot, vehicle, and bicycle traffic. The subject property features large storefront windows and frontage along Johnson Street. There is 1,915 sq. ft. with an open area showroom and ample backroom storage.

## Property Details



**AVAILABLE AREA**  
1,915 SF



**ASKING NET RENT**  
\$29.00 PSF



**ADDITIONAL RENT**  
\$15.91 PSF (2024 estimate)



**AVAILABILITY**  
November 2024



**ZONING**  
Old Town District-1 (OTD-1)



**PARKING**  
2 stalls

### SPACE FEATURES

- + 1 washroom
- + open area showroom
- + backroom storage
- + large store front windows



## Permitted Uses

- |                                   |                              |   |
|-----------------------------------|------------------------------|---|
| a. Assembly                       | h. Equipment Rental          | o. Residential                              |
| b. Assisted Living Facility       | i. Financial Service         | p. Residential Lock-off Unit                |
| c. Brew Pub (beer, spirits, wine) | j. Food and Beverage Service | q. Retail Liquor Sale                       |
| d. Care Facility                  | k. Home Occupation           | r. Retail Trade                             |
| e. Civic Facility                 | l. Hotel                     | s. Small-scale Commercial Urban Agriculture |
| f. Cultural Facility              | m. Office                    | t. Studio                                   |
| g. Drinking Establishment         | n. Personal Service          | u. Utility                                  |

580 Johnson Street  
Victoria, BC

# Location

★ **Subject**  
580 Johnson Street, Victoria, BC

## Shopping

- |  |                          |
|--|--------------------------|
| 1 Lululemon  | 7 Oh Sugar               |
| 2 MEC  | 8 Fjällräven Brand Store |
| 3 Cowichan Trading                                       | 9 Four Horsemen Shop     |
| 4 Cherry Pick Vintage                                    | 10 Goodnews Skateshop    |
| 5 Ecologyst  | 11 Complex Clothing      |
| 6 Violette Boutique<br>Victoria Vintage<br>Market Square | 12 Flux and Stone        |
|  | 13 Outlooks              |

## Cafes + Restaurants

- |   |                                     |
|---|-------------------------------------|
| 1 Hey Happy<br>Whistle Buoy Brewing<br>Green Cuisine Vegetarian | 5 The Drake Eatery                  |
| 2 Il Terrazzo   | 6 Block Kitchen + Bar               |
| 3 Bubby Rose's  | 7 Leopold's Tavern                  |
| 4 Cafe Mexico   | 8 Quesada Burritos & Tacos          |
|   | 9 Chimac Korean Pub & Fried Chicken |

99



Daily errands do not require a car.

93



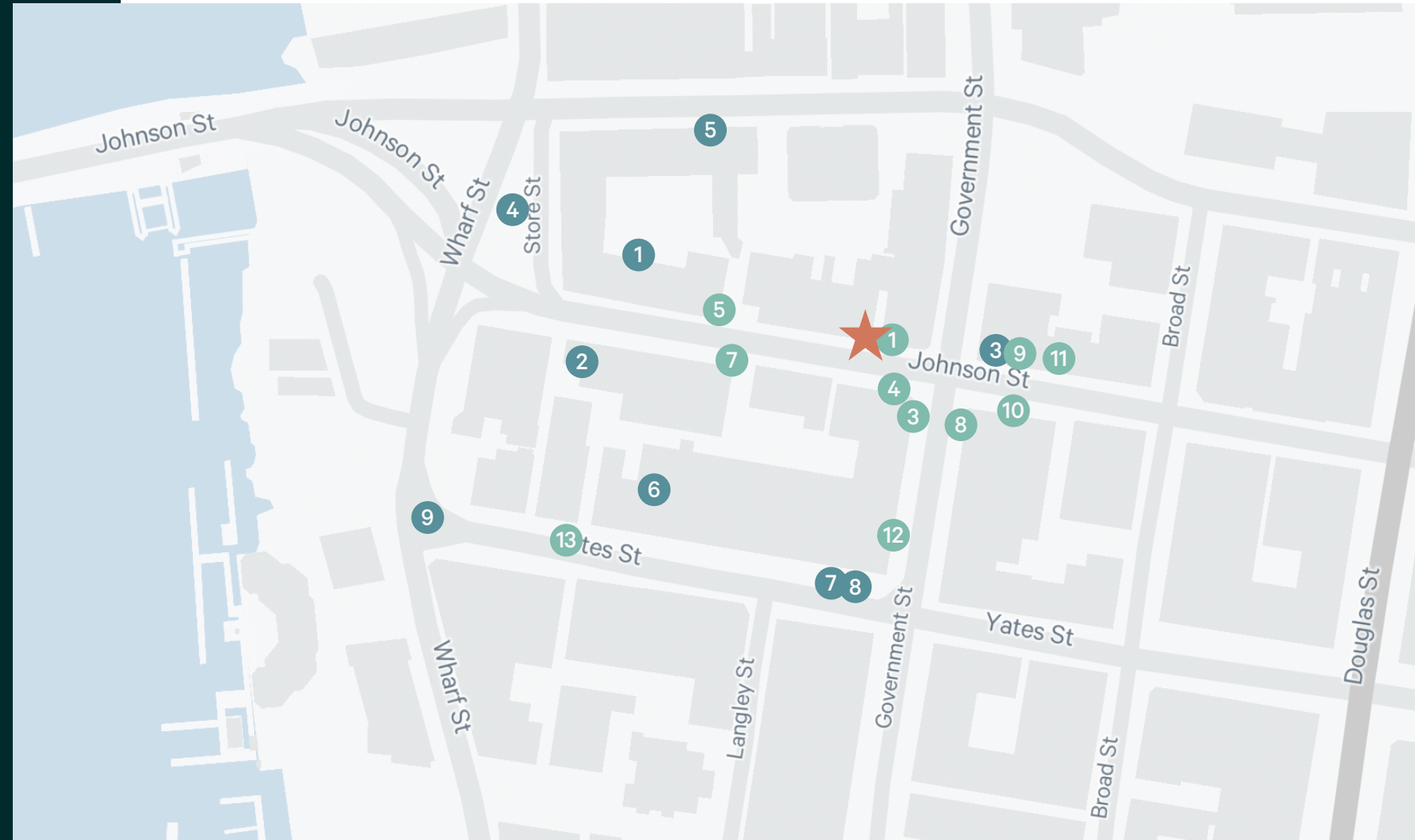
Transit convenient for most trips.

94



Daily errands can be accomplished on a bike.

SOURCE: WALKSCORE.COM



## Amenities



- + Ample street parking on Johnson Street
- + Yates Street Parkade 240M away

## Highlights



- + Central downtown location
- + Steps away from the Inner Harbour, historic heritage building

RETAIL SPACE FOR LEASE IN VICTORIA'S SHOPPING DISTRICT

**CBRE**

# 580 Johnson Street

VICTORIA, BC



## CONTACT US

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