



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**  
Contact Listing Agents



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



**AVAILABILITY**  
November 2024



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



**PARKING**  
1 stall

### 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



EXCELLENT TRANSIT

Transit convenient for most trips.

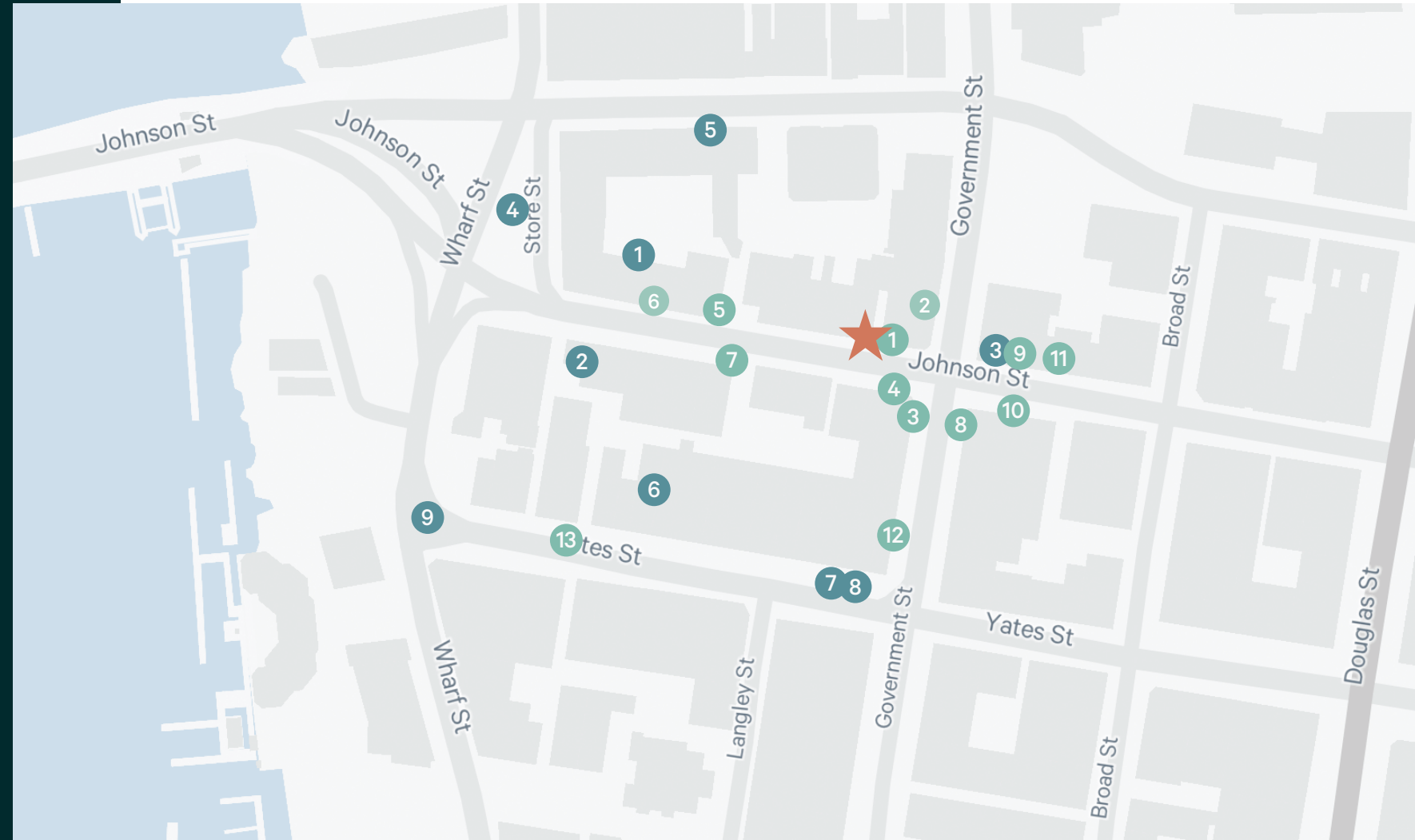
94



VERY BIKEABLE

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

### Andrea Teahen

Senior Associate  
Advisory & Transaction Services  
andrea.teahen@cbre.com  
250 813 3377

### Mitch Bryan

Associate  
Advisory & Transaction Services  
mitch.bryan@cbre.com  
250 385 1225

CBRE Limited | [www.cbrevictoria.com](http://www.cbrevictoria.com) | 110-800 Yates Street, Victoria, BC, V8W 1L8 | 250 386 0000

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"). 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. Mapping Sources: Canadian Mapping Services [canadamapping@cbre.com](http://canadamapping@cbre.com); DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.