



# 1233 Government Street

VICTORIA, BC



HIGH STREET RETAIL OPPORTUNITY  
- FIRST TIME AVAILABLE SINCE 1972 -

**CBRE**

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# The Opportunity

CBRE Victoria is pleased to present the opportunity to lease premium retail space in the Government Street shopping corridor which hasn't been available since 1972. The unit features 2,832 SF of leasable area, with 1,775 SF on the main floor and 1,057 SF on the mezzanine. The 1200-block of Government Street benefits from high foot-traffic counts year-round, especially in peak tourism season, where it becomes one of the busiest blocks in the city.

## Property Details

Civic Address	1233 Government Street, Victoria, BC
Zoning	OTD-1 Old Town District 1
Size	Main: 1,775 SF Mezz: 1,057 SF (Bonus) <hr/> Total: 2,832 SF
Availability	Immediately
Lease Rate	Contact Agents

- ✓ Optimal location on Government Street shopping corridor
- ✓ Popular destination for tourists & locals providing high foot traffic counts year round
- ✓ Significant Government Street frontage
- ✓ High profile signage opportunities
- ✓ Situated amongst wide variety of successful National & local retailers
- ✓ Large storefront windows & high ceilings throughout the premises
- ✓ Mezzanine storage/office at no extra charge

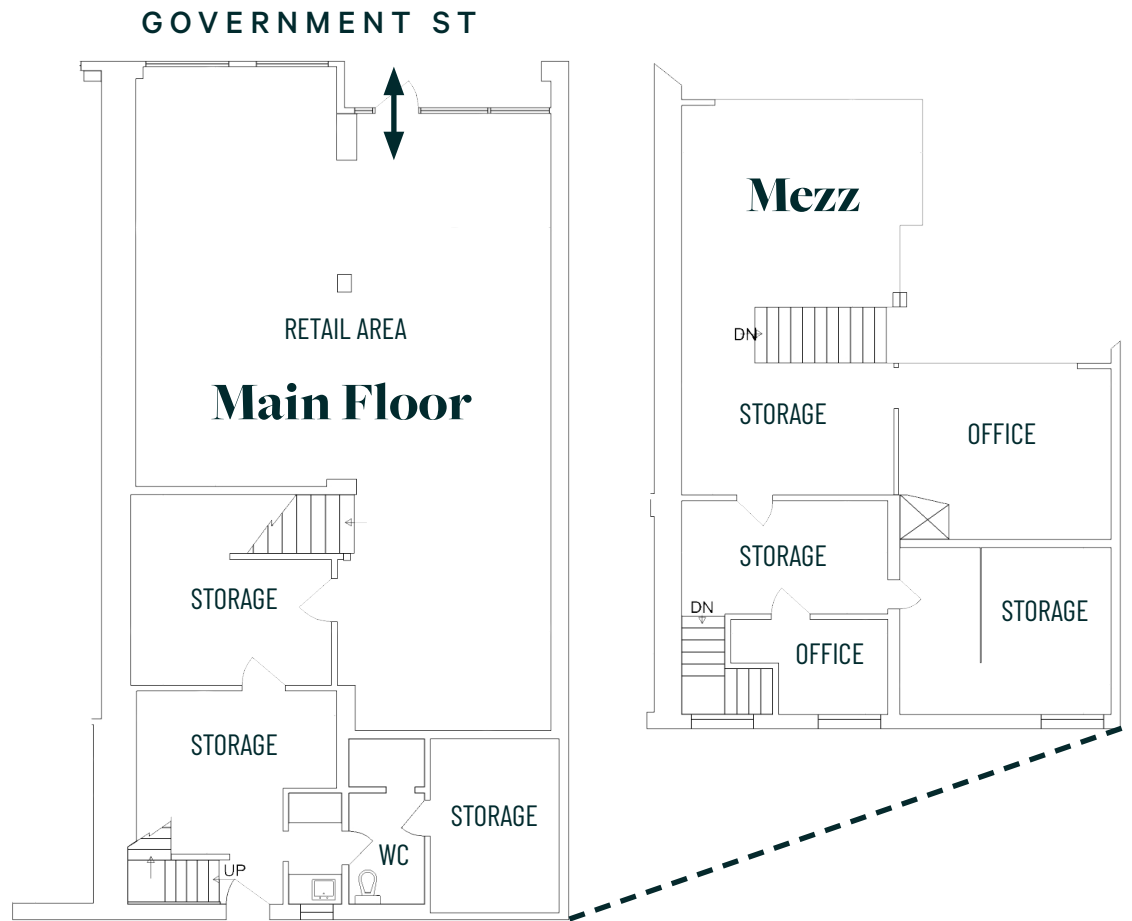


# Floor Plan

1,775 SF MAIN

1,057 SF MEZZ

2,832 SF TOTAL



## Zoning

**OTD-1 Old Town District 1 Zone**

Uses permitted but not limited to:

- ✓ Retail
- ✓ Office
- ✓ Assembly
- ✓ Personal Service
- ✓ Food and beverage service
- ✓ Studio





- |                      |                    |                          |                           |
|----------------------|--------------------|--------------------------|---------------------------|
| <b>1</b> Lululemon   | <b>6</b> Arc'teryx | <b>11</b> New Balance    | <b>16</b> Garrick's Head  |
| <b>2</b> MEC         | <b>7</b> Starbucks | <b>12</b> Earl's         | <b>17</b> Irish Times Pub |
| <b>3</b> David's Tea | <b>8</b> Patagonia | <b>13</b> The Bay        | <b>18</b> Running Room    |
| <b>4</b> Fjallraven  | <b>9</b> Street    | <b>14</b> Below The Belt | <b>19</b> Eddie Bauer     |
| <b>5</b> GAP         | <b>10</b> Roots    | <b>15</b> Lugaro         | <b>20</b> Ecco Shoes      |



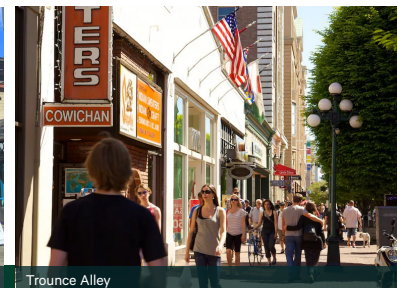
Trounce Alley



View of Government St/Bastion Square From Entrance



Government St Shopping District



Trounce Alley

# High Street Retail Opportunity

## EXCLUSIVE ADVISORS:

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