

For Lease

Flagship Downtown Retail Opportunity

1420 Douglas Street | Victoria, BC



*Conceptual Storefront Glazing

The Offering

Introducing a rare opportunity to lease a prominent flagship retail space located in the heart of Downtown Victoria along Douglas Street. This property boasts high foot traffic, excellent visibility, and potential for an upgraded modern storefront, making it the ideal location for brands looking to make a statement. With generous square footage and customizable interior options, the space is suitable for a variety of retail concepts. Surrounded by popular restaurants and shopping destinations, this flagship location promises to attract a diverse clientele and drive sales. Don't miss on your chance to establish your brand in this prime location!

- + Flagship Downtown Victoria location provides elite visibility and brand recognition
- + 67 feet of premier high-traffic Douglas Street frontage
- + Significant scale with 6,249 SF of ground floor retail space & additional 5,000 SF of lower storage
- + Exceptional signage opportunity
- + Retail area in shell condition, providing flexibility to fixture as desired
- + Rear loading at grade accessible via Pandora Ave
- + Street parking available directly in front of building and one block from multiple parkades

Details

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Leasable Area	6,249 SF Main Level 5,000 SF Lower Level Storage
Zoning	OTD-1 - Old Town District 1
Parking	Street Parking / Johnson Street Parkade
Retail Frontage	67' (Approx.)
Ceiling Heights	11'3"
Availability	Immediately
Lease Rate	Contact Agents
Additional Rent	\$13.00 PSF (Approx.)



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Floor Plan

Flexible & Open Ground Floor Retail Space

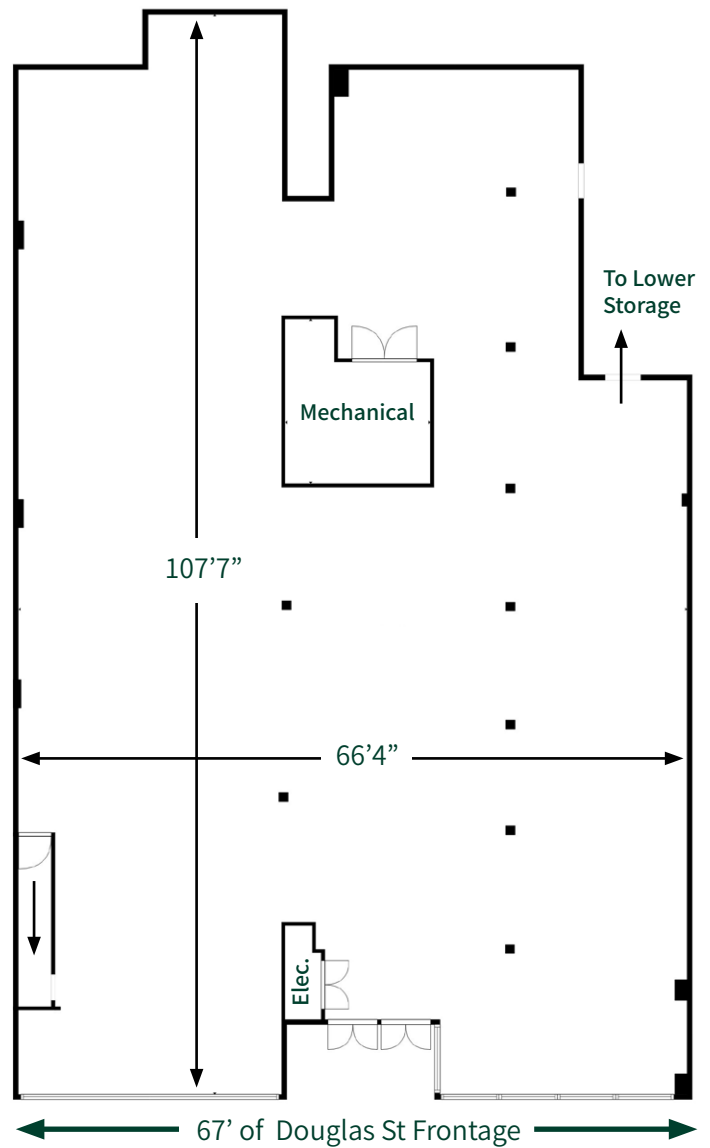
The main floor retail space is currently in shell condition, providing tenants with the opportunity to modernize and refinish the space to suit their business concept.

Contact agents to discuss fixturing

OTD-1 Zone Permitted Uses

Include, but are not limited to:

- Retail
- Office
- Assembly
- Financial Service
- Personal Service
- Food & Beverage Service
- Cultural Facility



Retail Space (Conceptual Mock-Up)

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