



848-1,420 SF OF RETAIL FOR LEASE

# 1205

*broad street*

*Discover the Heart of Victoria at*  
**BroadView Block**

VICTORIA | BC



# 1205

*broad street*

## BROADVIEW BLOCK

The Broadview Block is a premier office and retail building situated in the heart of Victoria's historic downtown. Constructed between 1956 and 1957 by the Dominion Company as Victoria's first Canada Trust bank, it features striking board-formed concrete with exposed walls and ceilings in various areas.

As one of the finest examples of mid-century modern architecture in the historic district, the Broadview Block is located at the northeast corner of Broad and View Streets, serving as a gateway to the Broad Street Arts District, nestled between Government and Douglas High Streets.

View Street, an extension of Victoria's iconic Bastion Square, is one of the city's busiest pedestrian pathways, ranking third in foot traffic according to the Downtown Victoria Business Association. The corner of Broad and View is one of the most prominent locations in Victoria.

848-1,420 SF | Retail Availability

*Discover Victoria's Core at*  
**BroadView Block**







# RETAIL OVERVIEW

## BROADVIEW BLOCK

BroadView Block is an ideal location for any retail venture. Adjacent to The Bay Centre and Trounce Alley, it is also just steps away from the bustling Government Street. The units are perfect for restaurants and coffee shops, but they are also great for boutique-style retailers.

- 15' ceiling heights
- Flexible and open floor plans
- Demisable unit options
- New HVAC & new storefront windows

### Total Available Retail

1203 Broad St (CRU 1) - LEASED

650 View St (CRU 2) - LEASED

654 View St (CRU 3) - 848 SF

658 View St (CRU 4) - 1,420 SF

*Picturesque  
Retail  
Experience*





Looking down View Street



Interior cafe rendering



Interior restaurant rendering

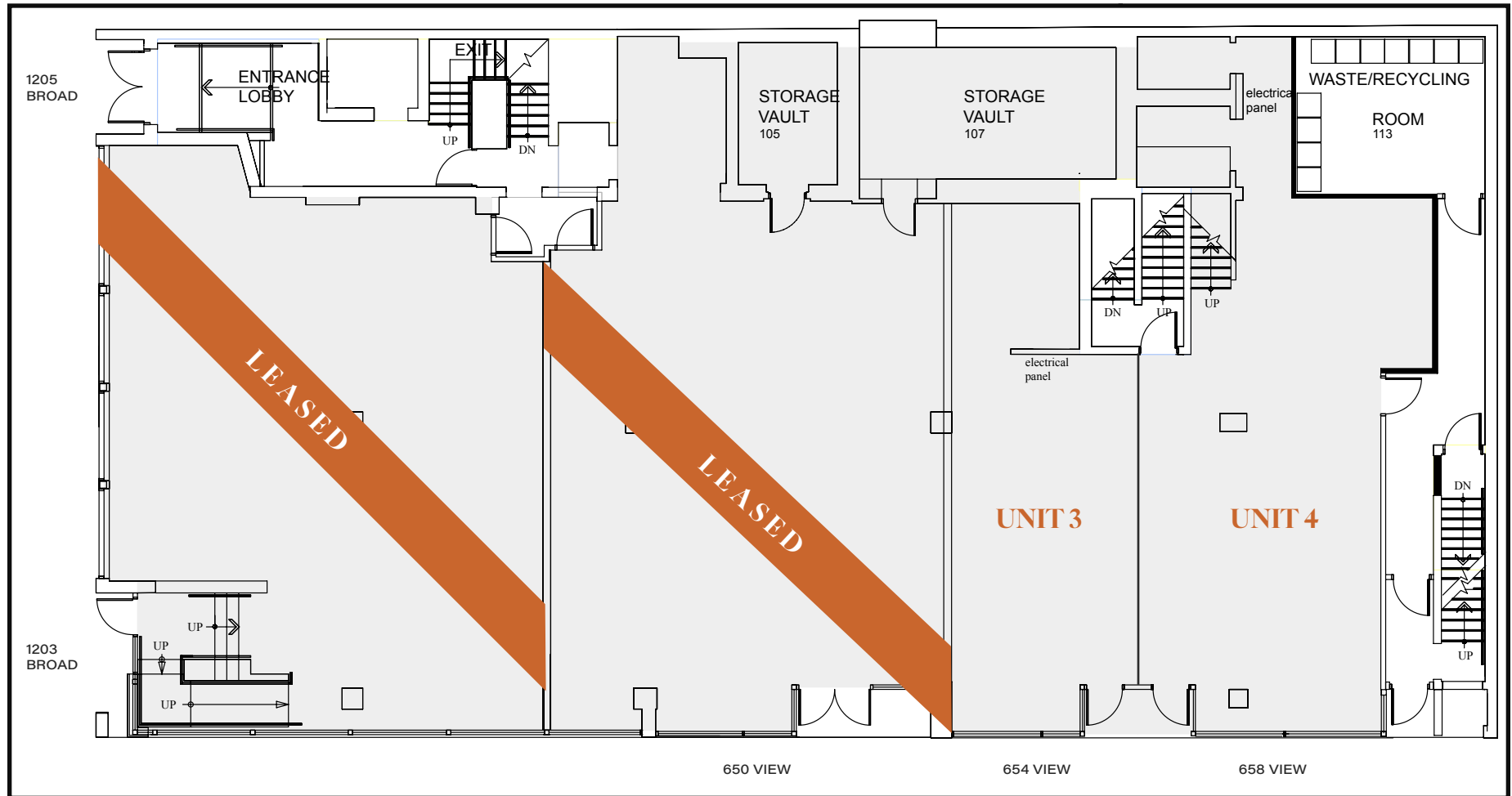


## *Retail at* **BroadView Block**

# FLOOR PLAN

## RETAIL DEMISE OPTIONS

These demise options are simply guidelines. The demise options here are endless and customizable.



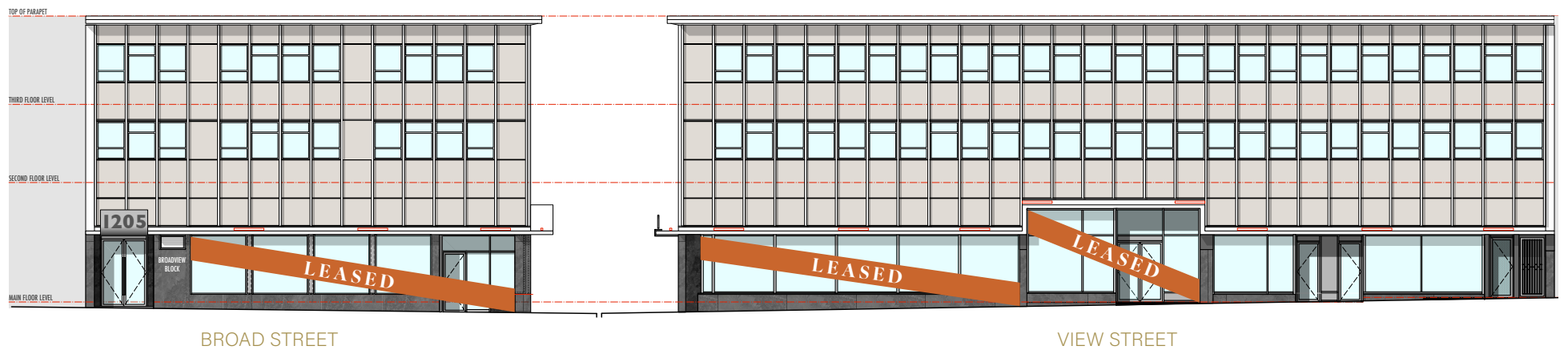
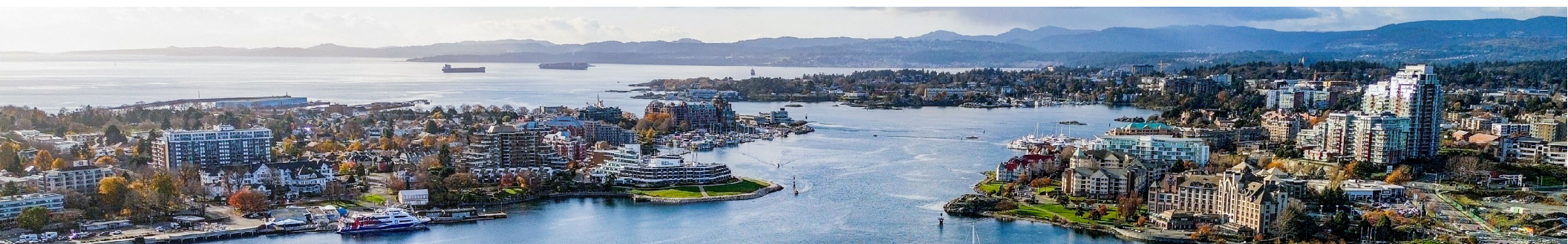
### *Retail Availability*

Minimum Available - 848 SF

Maximum Available - 1,420 SF

- Patio opportunities
- 15' Ceiling heights & large storefront windows
- Flexible & demisable floorplans
- Accessible basement space available





# THE CORE

VICTORIA | BC

400M RADIUS

73  
restaurants

21  
clothing & shoe retailers

26  
cafes

1,115  
parking spots

*BROADVIEW BLOCK*



NEARBY RETAIL

**Earls**  
KITCHEN • BAR

**new balance**

The **Tapa Bar**  
Restaurant

**SHOPPERS**  
DRUG MART

**BODEGA**  
tapas • wine • bar

**KHARMA**  
SALONS

**patagonia**

**QUAZAR'S**  
ARCADE



**ANNEX**  
ANNEX | FITNESS

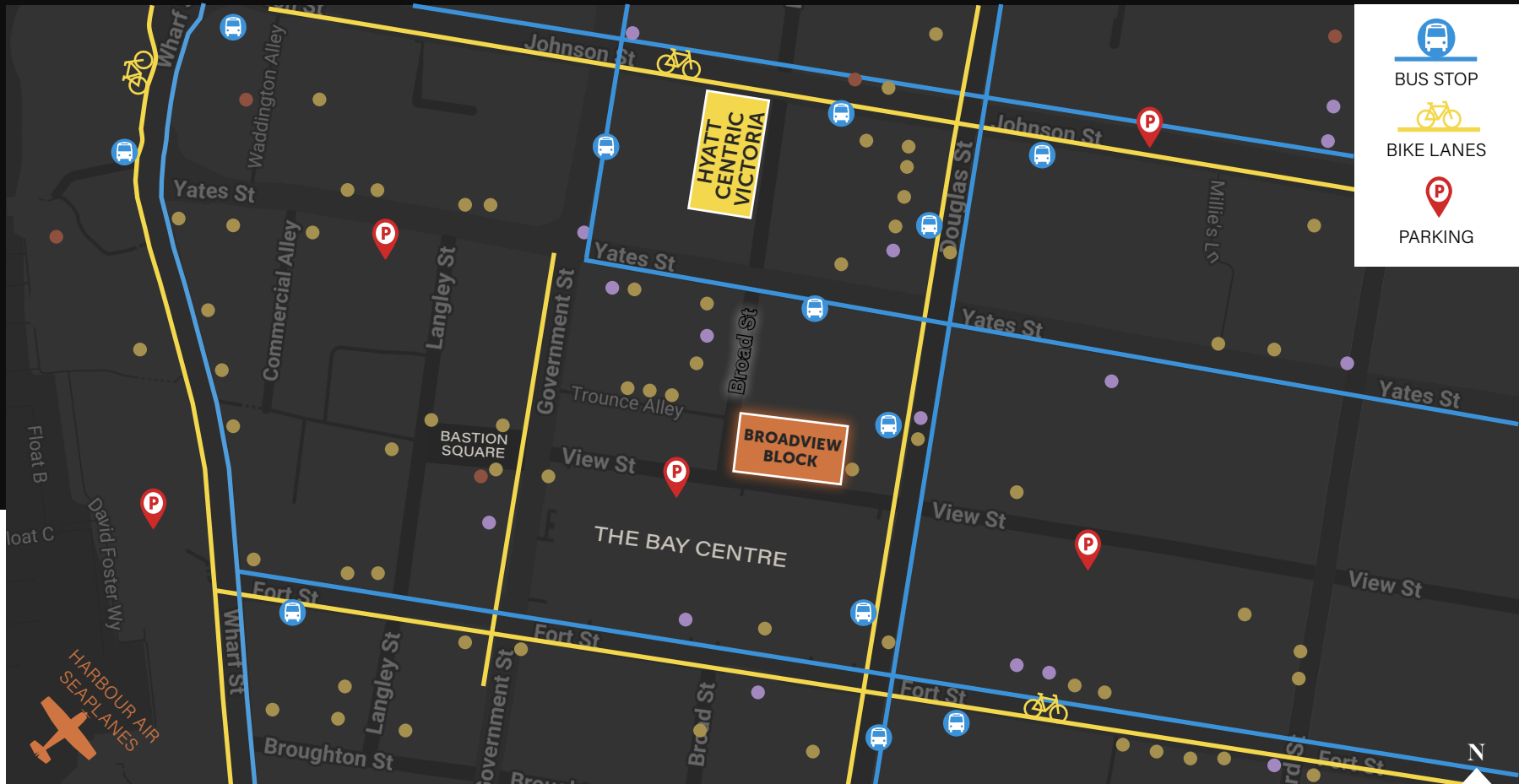
**MUNRO'S**  
BOOKS

THE LATEST  
SCOOP





# MAP

## BROADVIEW BLOCK



- RESTAURANT
- CAFES
- HOTEL

  
**25**  
minutes  
TO LANGFORD

  
**35**  
minutes  
TO VICTORIA  
INTERNATIONAL  
AIRPORT

  
**40**  
minutes  
TO BC FERRIES

  
**1,115**  
parking stalls  
300M RADIUS



848-1,420 OF RETAIL SPACE FOR LEASE  
6,930-14,018 SF OF OFFICE FOR LEASE

# 1205

*broad street*

*Discover the Heart of Victoria at*  
**BroadView Block**

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