



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

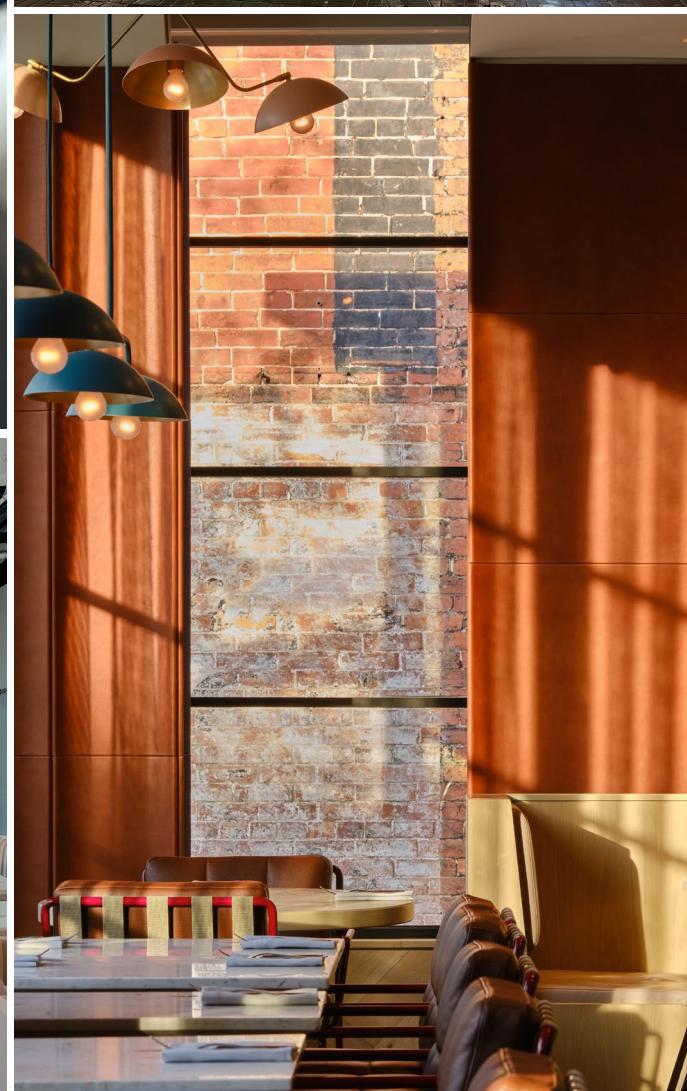
654 View St (CRU 3) - 848 SF

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

*Picturesque
Retail
Experience*



Interior restaurant rendering



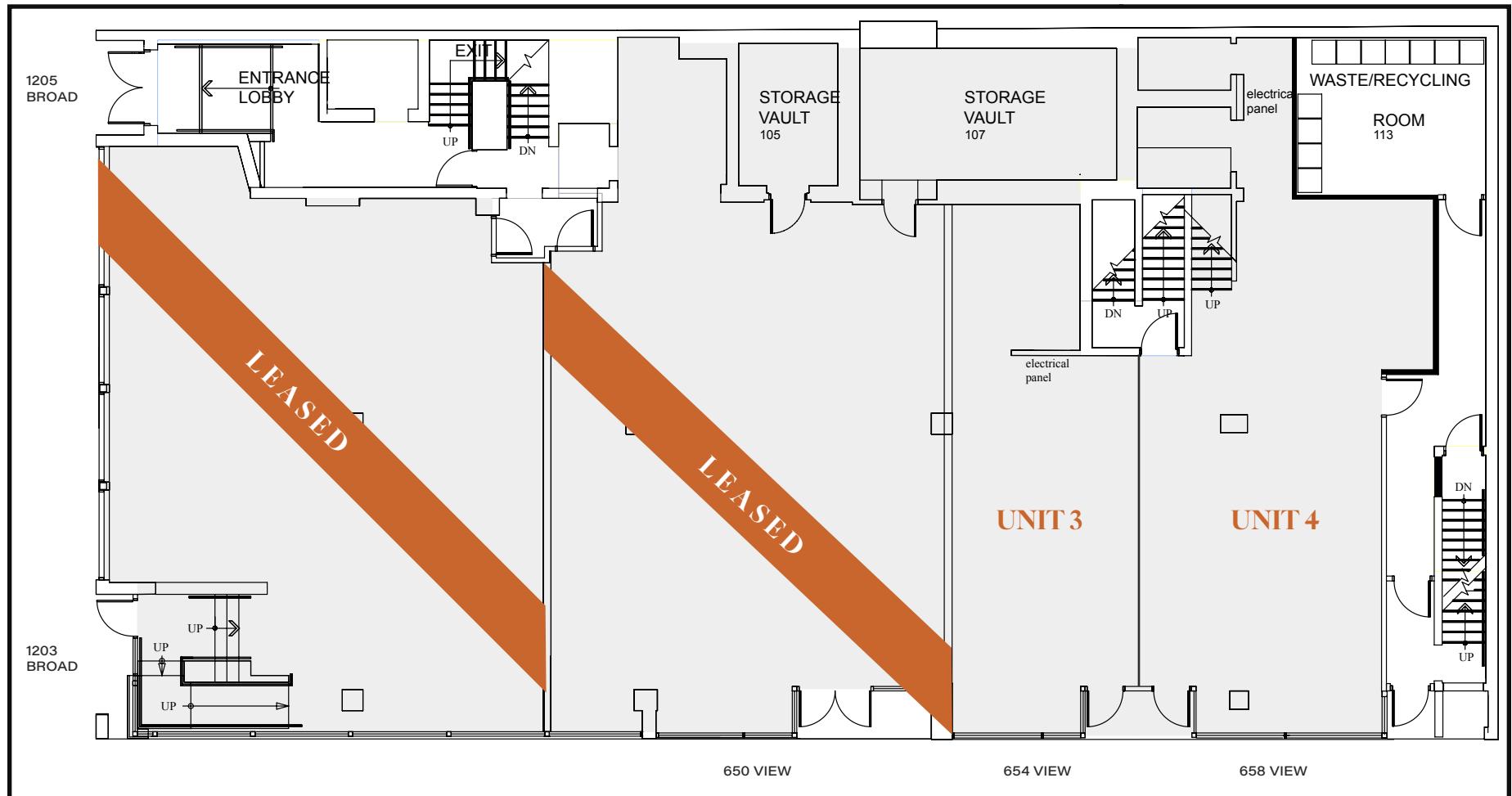
Interior cafe rendering

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

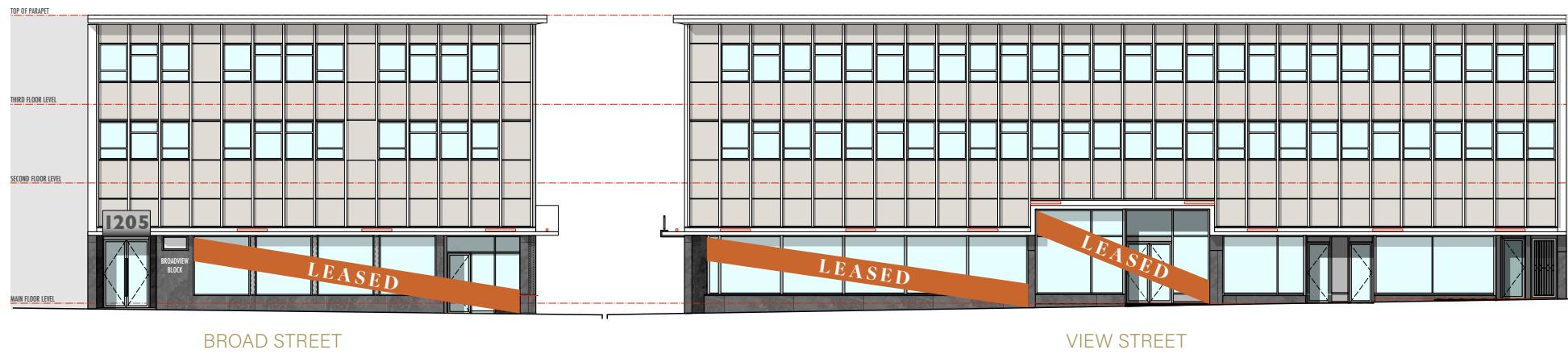
Maximum Available - 1,420 SF

— 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

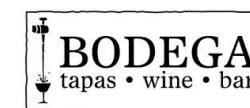
Earls

KITCHEN + BAR

 new balance

The Tapa Bar
Restaurant

 SHOPPERS DRUG MART

 BODEGA
tapas • wine • bar

 KHARMA
SALONS

 MARBLE SLAB CREAMERY

 ANNEX | FITNESS

 MUNRO'S BOOKS

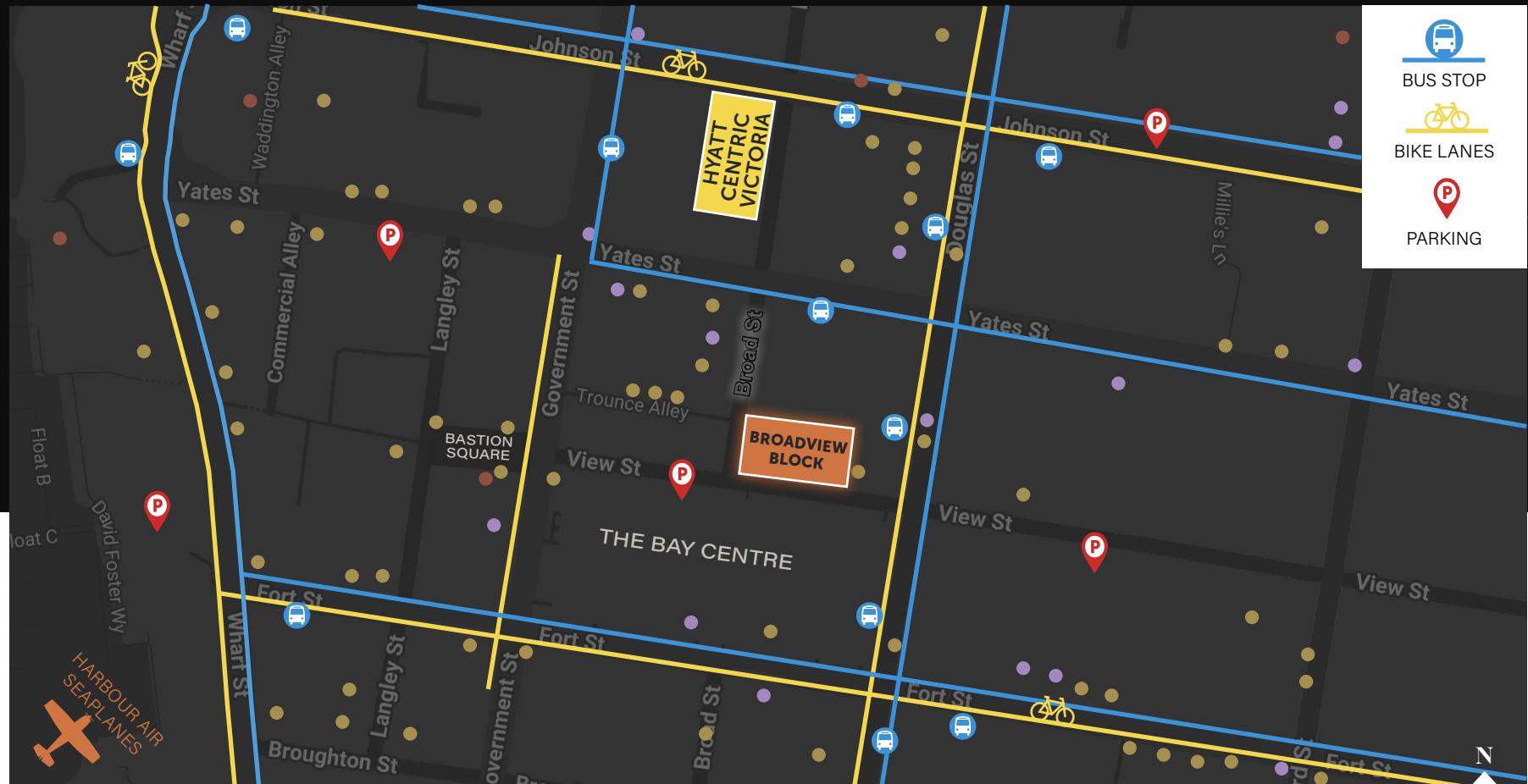
 THE LATEST SCOOP

 patagonia®

 QUAZAR'S ARCADE

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

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BroadView Block

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