

566-580

Johnson St

VICTORIA, BC

CBRE

For Sale

# Iconic Lower Johnson Retail Investment Opportunity

*- 3 Buildings in Victoria's Premier Shopping District -*





# The Offering

## Iconic High Street Investment Opportunity in Victoria's Premier Shopping District

CBRE Limited is pleased to offer for sale 566-580 Johnson Street (the "Properties") – three historic retail buildings on the North side of Lower Johnson Street in Victoria, BC. These iconic brick heritage buildings have been home to countless successful Victoria businesses for over 100 years, providing tenants with unparalleled frontage, signature style, and elite visibility in the heart of Victoria's premier shopping district.

The offering features over 120 feet of retail frontage and 22,055 SF of building area across the contiguous Properties. Rear access via Pandora Avenue (Market Square parking lot) provides 12 reserved parking stalls and rear loading. The surrounding area is bustling with tourists and locals alike, offering patrons boutique and artisan merchants, nationally recognized brands, and highly reputable food and beverage outlets within a two block radius. Neighbouring Market Square, Victoria's historic open air shopping plaza, draws significant pedestrian traffic by the Property's frontage. Don't miss out on this opportunity to acquire a rarely available piece of Victoria real estate history in an irreplaceable high-street location.

# Highlights

- + **3 historic buildings** on the North side of Lower Johnson Street, Victoria's premier shopping district
- + **22,055 SF of combined building area**, comprised of ground oriented retail frontage & upper office space
- + **14,422 SF of land** across two contiguous lots
- + **Approximately 120 feet** of prime Lower Johnson retail **frontage**
- + **12 reserved parking stalls** at rear of building, and customer street parking directly in front
- + **Priced \$1,751,000** below combined assessed value
- + **Situated amongst** successful local & national retailers such as MEC, Fjallraven & Arc'teryx
- + **Located adjacent** to Victoria's legendary Market Square
- + **Rare opportunity** to acquire & steward an iconic piece of Victoria real estate history

Details	566-570 Johnson St	572-580 Johnson St
Legal Description	LOT 1261, VICTORIA LAND DISTRICT, EXC THE WESTERLY 33 FT THEREOF & LOT 1261, VICTORIA LAND DISTRICT, THE WESTERLY 33 FT OF LOT 1261	LOT 1260, VICTORIA LAND DISTRICT
PID	001-485-890   001-485-962	008-704-147
Lot Size	7,200 SF	7,222 SF
Building Area	12,793 SF (Approx.)	9,262 SF (Approx.)
Zoning	OTD-1 (Old Town District 1)	OTD-1 (Old Town District 1)
OCP	Core Historic	Core Historic
Heritage Designation	Heritage Designated	Heritage Designated
Year Built	1907	1901
Property Taxes (2024)	\$59,035	\$48,110
Assessed Value (2024)	\$3,568,000	\$2,903,000
<b>Total Assessed Value:</b>	<b>\$7,251,000</b>	

**Price: \$5,500,000 | Price/SF Building Area: \$249**





## 566-570 Johnson

### Total Building Area:

566 Johnson  
Main: 3,273 SF

570 Johnson  
Main: 2,749 SF  
Upper: 2,039 SF  
Top: 2,749 SF

Lower Areas: 1,983 SF

Total: 12,793 SF



566 Johnson Main Floor Retail



566 Johnson Main Floor Retail



570 Johnson Main Floor Retail



570 Johnson Upper Work Space



## 572-580 Johnson

### Total Building Area:

572-580 Johnson  
Main: 4,144 SF  
Upper: 4,318 SF  
Rear Shop: 800 SF (Approx.)

Total: 9,262 SF



572/574 Johnson Main Floor Retail



580 Johnson Main Floor Retail



580 Johnson Main Floor Retail



Upper Floor Office Space



## Floor Plans

### 566 Johnson

### 570 Johnson



Main Floor

Main Floor 2nd Floor 3rd Floor

\*Lower level plans available upon request

## Floor Plans

### 572-580 Johnson



Main Floor

Upper Floor

\*Approx. 800 SF shop at rear also included in offering



# Location & Amenities

## Iconic High Street Retail Buildings in Victoria's Premier Shopping District

**Downtown Victoria** is a vibrant hub that offers a unique blend of historic charm and modern amenities. The area is wonderfully walkable, making it easy to explore its many attractions on foot. Visitors and locals alike can enjoy a variety of dining options, from cozy cafes to upscale restaurants, as well as a plethora of shops and boutiques. The downtown area is also home to numerous cultural and historical sites, including the beautiful Inner Harbour, the Royal BC Museum, and the iconic Empress Hotel. Additionally, the mild climate and stunning natural surroundings, such as the Pacific coastline and lush parks, make downtown Victoria an attractive destination year-round.

**Lower Johnson Street**, often referred to as "LoJo," is one of the most charming and distinctive areas in downtown Victoria. Known for its brightly painted Victorian-era shopfronts, LoJo is a haven for independent boutiques, local artisans, and unique dining experiences. This area has a rich history, once serving as a bustling commercial district during the gold rushes of the 1890s. Today, it retains its historic charm while offering a modern shopping experience. Market Square, located in the heart of LoJo, provides a delightful open-air shopping environment surrounded by heritage buildings. The vibrant and funky atmosphere of Lower Johnson makes it a favorite spot for both locals and tourists year-round.

# Amenities

### FOOD & BEVERAGE

1. Sticky Wicket
2. Spaghetti Factory
3. McDonalds
4. Craft Beer Market
5. Darcy's Pub
6. The Local
7. Il Terazzo
8. Swan's Brewpub
9. Brasserie L'ecole
10. The Commons
11. 10 Acres
12. Fiamo
13. Cafe Marilena

### SHOPPING & SERVICE

1. The Bay Center
2. Market Square
3. Harris Green Village
4. Lululemon
5. MEC
6. Hudson Public Market
7. The Atrium
8. Arc'teryx
9. HAVN Saunas
10. Value Village
11. Outlooks Fashion
12. Roots
13. Annex Fitness

### INSTITUTIONAL & PUBLIC

1. Legislative Assembly
2. Victoria Harbour Airport
3. Save-On Foods Arena
4. Victoria City Hall
5. Centennial Square
6. Royal BC Museum
7. Victoria Conference Center
8. Inner Harbour Walkway
9. The Empress Hotel
10. McPherson Playhouse
11. Royal Theatre
12. Christchurch Cathedral
13. Bastion Square

# Tourism

**4M**

Tourists Visited Victoria in 2023

**\$1.2B**

Revenue Generated by Tourism in 2023

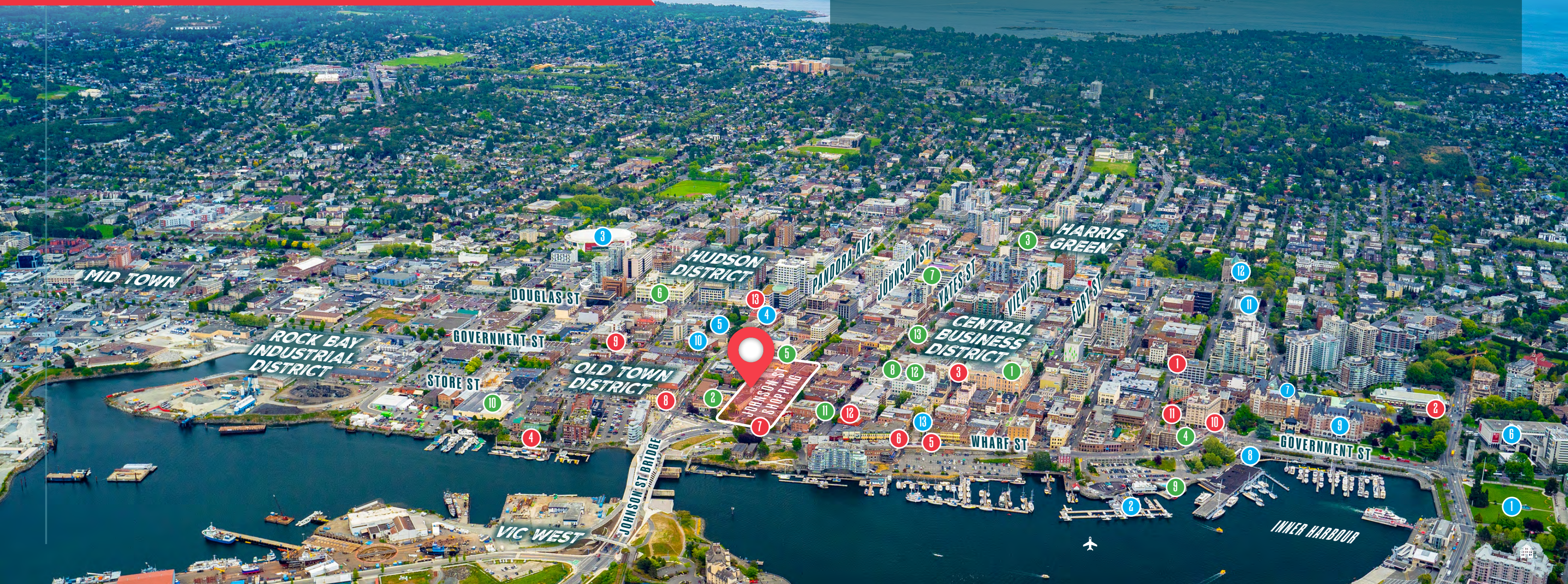
**22K**

Jobs Supported by Tourism in 2023

**300+**

Cruise Ships Docked Downtown in 2023

**Downtown Victoria Retail Revenue (2023): \$1.35B**





# 566-580

## Johnson St

### VICTORIA, BC



## Iconic Lower Johnson Retail Investment Opportunity

### EXCLUSIVE ADVISORS:

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**Price: \$5,500,000**

# CBRE

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