



# Grocery Anchored Retail Opportunities For Lease

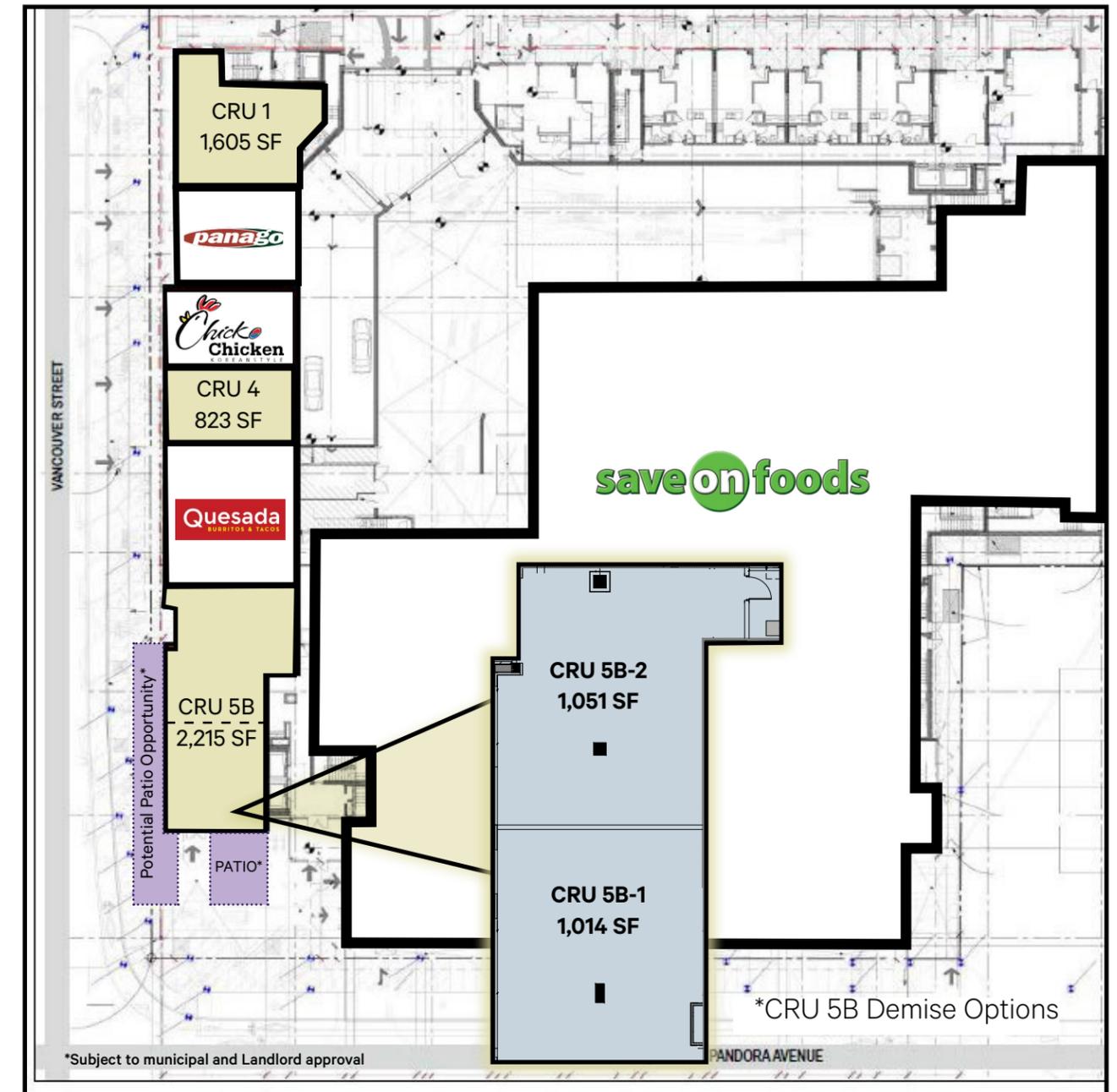
1008 PANDORA AVENUE | VICTORIA, BC

**bosa**  
properties

**CBRE**



# Site Plan



## Highlights

- ✓ Grocery anchored by Save-On-Foods
- ✓ 158 on-site parking stalls
- ✓ Flexible CA-75 zoning
- ✓ Prominent signage exposure
- ✓ Generous TI allowance for qualified tenants
- ✓ Excellent walk, bike, & transit scores

## Opportunity

Built in 2020, 1008 Pandora Avenue boasts the opportunity to lease prime commercial space in a high-traffic area. With flexible CA-75 zoning and units ranging from 823-2,215 SF, the subject property can accommodate a variety of retail, office, and service-based businesses. These units offer excellent frontage along Pandora Avenue and Vancouver Street and are well-positioned to reach a wide range of clientele. With on-site parking, prominent signage opportunities, and easy accessibility, the opportunity to lease at 1008 Pandora Avenue offers business growth, customer convenience, and effective brand exposure.

## Details

<b>AVAILABLE AREA</b>	CRU 1	1,605 SF
	CRU 4	823 SF
	CRU 5B	1,014-2,215 SF
<b>LEASE RATE</b>	\$25.00 PSF	
<b>ADDITIONAL RENT</b>	\$24.31 PSF	
<b>AVAILABILITY</b>	Immediately	
<b>ZONING</b>	CA-75 Pandora Vancouver Mixed Use District	

### Tenant Improvement Allowance\*

- 5 year term - \$50 PSF**
- 10 year term - \$80 PSF**

\*Available for qualified tenants.



1008 Pandora Avenue  
Victoria, BC

# Location

★ **Subject**  
1008 Pandora Avenue, Victoria, BC

## ● Cafes + Restaurants

1. McDonald's
2. Quesada Burritos & Tacos
3. Panago
4. Sun Wah Chinese Restaurant
5. Bold Butchery & Grill
6. Jones Bar-B-Que
7. Fern Cafe and Bakery
8. Superbaba
9. Nor. Coffee
10. Boomtown
11. Moxies
12. Bin 4 Burger Lounge

## ● Shopping + Services

1. Save-On-Foods
2. Cook Street Castle
3. The Fitness Academy
4. Forge Training
5. Vic City Barbers
6. RITUAL Nordic Spa
7. Status Barber Shop
8. Bid O Tires
9. Market On Yates
10. Bosley's
11. London Drugs
12. Frontrunners Footwear

## New & Upcoming Developments



97



Daily errands do not require a car.

90



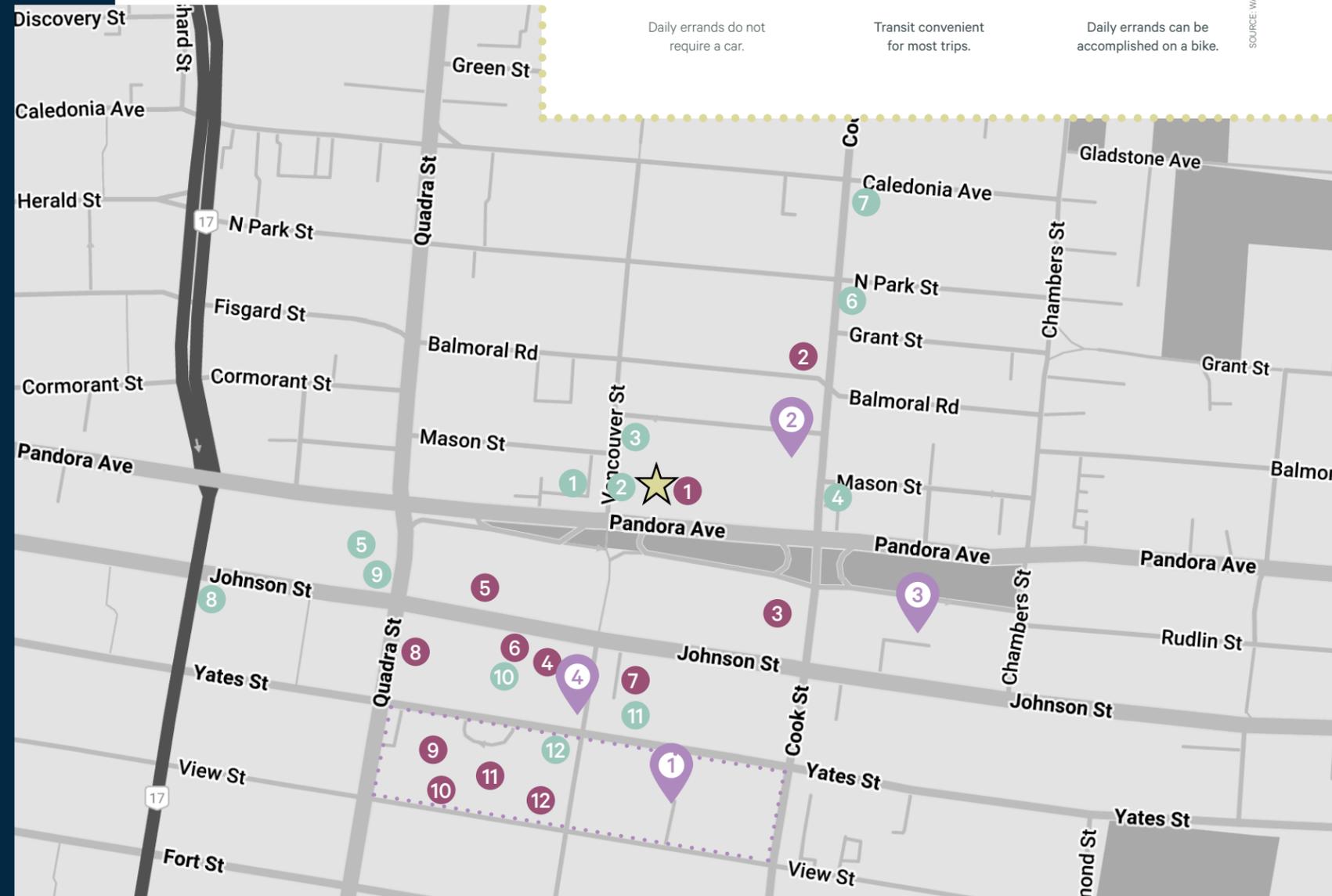
Transit convenient for most trips.

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Daily errands can be accomplished on a bike.

SOURCE: WALKSCORE.COM





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