

*Grocery  
Anchored  
Retail Lease  
Opportunities*



# HUDSON HOUSE

UNIT 101 - 1700 BLANSHARD STREET  
RETAIL/RESTAURANT OPPORTUNITY

## Details

### SIZE

1,245 SF

### LEASE RATE

Contact Listing Agents

### ADDITIONAL RENT

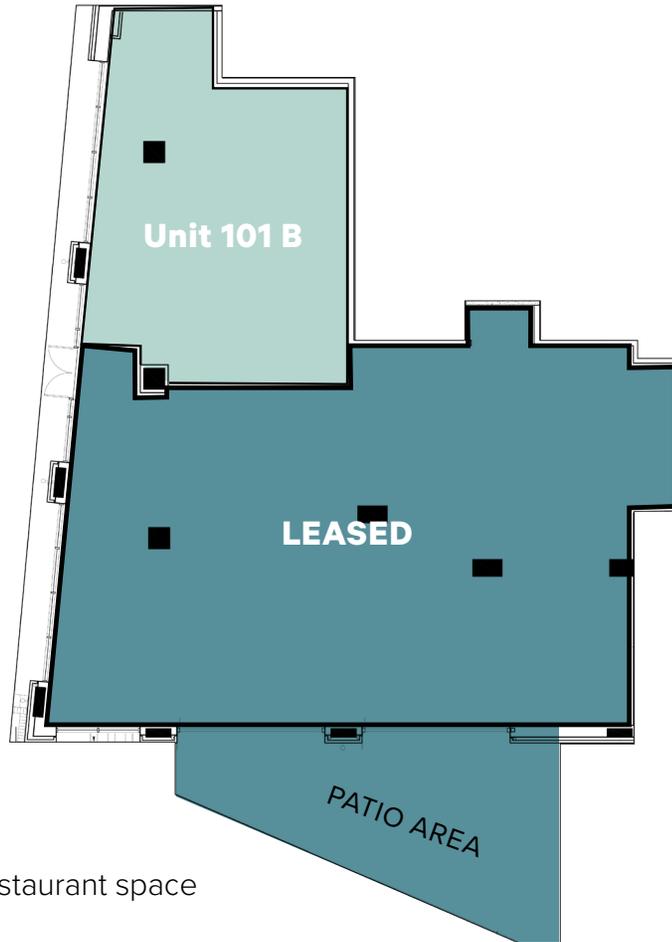
\$23.22 PSF

### AVAILABLE

Immediately

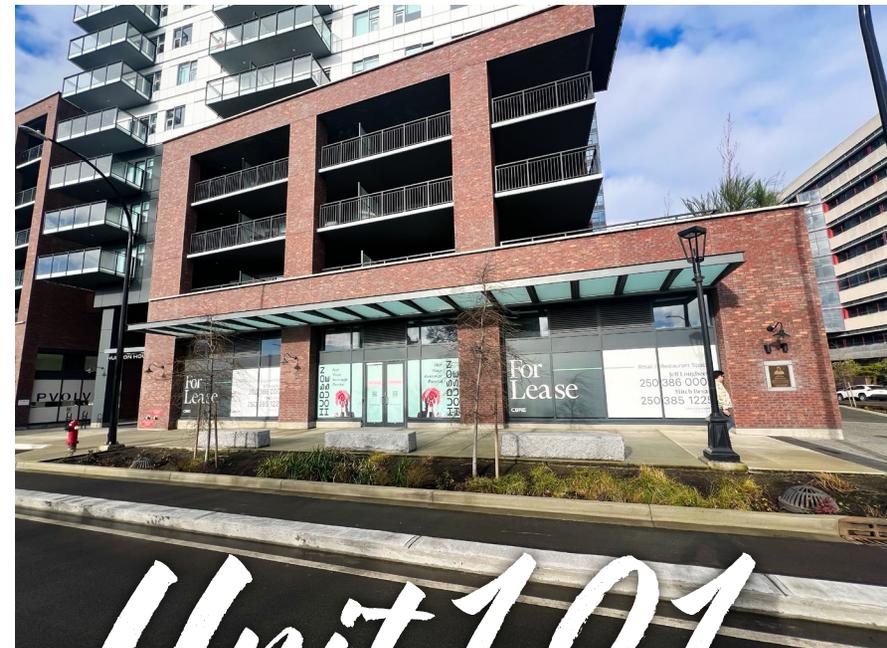
### PARKING

106 commercial stalls



## Highlights

- \* Brand new prime retail/restaurant space
- \* 14'9" ceiling heights
- \* Ventilation & direct access to loading bay
- \* Excellent frontage for QSR or restaurant user
- \* Patio opportunity with 2 large roll-up garage doors
- \* Commercial elevator located beside patio area



Unit 101

# Site Plan



## Highlights

- ★ Over 977 existing residential units
- ★ Easily accessible via all modes of transportation
- ★ Demisable & flexible units
- ★ Strong & diverse existing tenant mix

## Available Units

- HUDSON MEWS
  - UNIT 110 (OFFICE)
  - UNIT 120 LEASED
- HUDSON HOUSE
  - UNIT 101 (RETAIL)



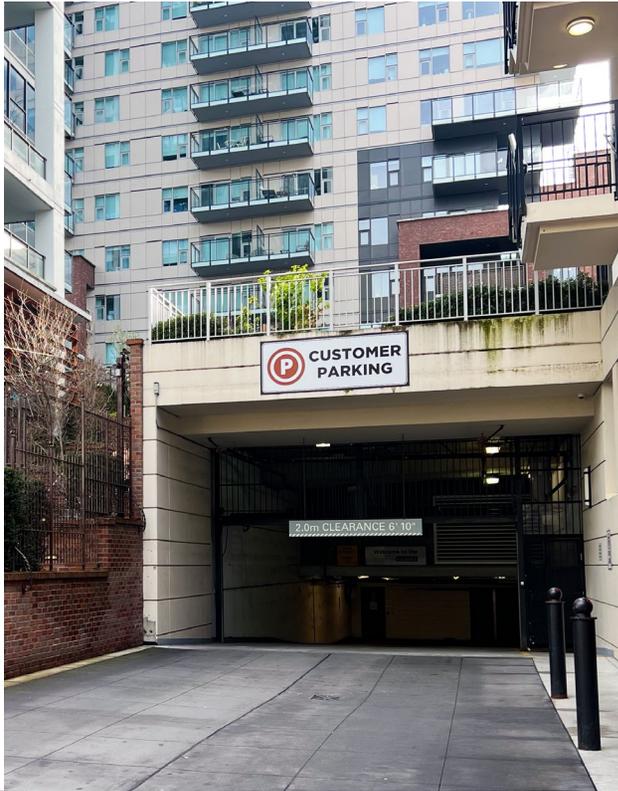
VICTORIA CITY HALL & THE HUDSON



ODD-BURGER



PVOLVE



# The people - 1 km radius



17,580  
Population



3,849  
Households



72.5%  
Labour force  
participation



\$79,312  
Avg. Household  
Income



56.8%  
Of population  
between ages  
20-44



39.3%  
Education  
University  
Degree

Discovery Coffee

Citrus & Cane

Castello Coffee

Float House Victoria

Shizen Japanese  
Restaurant

GV Cafe &  
Bakery

Indian Aroma  
Restaurant

YuaBistro

Bao

The Hallway   
Red Mirror  
Salon

Habit Coffee   
Varsha Indian  
Kitchen

Sura Korean GrillHouse

The Cozy Place

Green Leaf Vietnamese Bistro

70'EES Pizza

Island Poke

Golden City  
Restaurant

Popular Nails by Bella

Freshslice Pizza

Tora Tiki

Marilena Cafe & Raw Bar

Rudi

Deco De Mode  
Beauty Clinic

Sukhothai  
Thai Spa

Nubo Japanese Tapas

PANDORA AVENUE

DOUGLAS STREET

GOVERNMENT STREET

HUDSON WALK ONE

HUDSON WALK TWO

PROVINCE OF BC

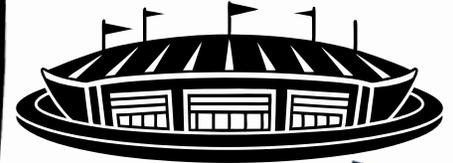
THE HUDSON

HUDSON PLACE ONE

HUDSON MEWS

HUDSON HOUSE

save on foods  
MEMORIAL CENTRE



# THE NEIGHBOURHOOD

99

WALK SCORE

93

TRANSIT SCORE

99

BIKE SCORE



HUDSON PLACE ONE

HUDSON WALK TWO

THE HUDSON

HUDSON MEWS

HUDSON WALK ONE

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HUDSON HOUSE

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