

# *Grocery Anchored Retail Lease Opportunities*





# HUDSON HOUSE

UNIT 101 - 1700 BLANSHARD STREET  
RETAIL/RESTAURANT OPPORTUNITY

## Details

### SIZE

4,537 SF

### LEASE RATE

Contact Listing Agents

### ADDITIONAL RENT

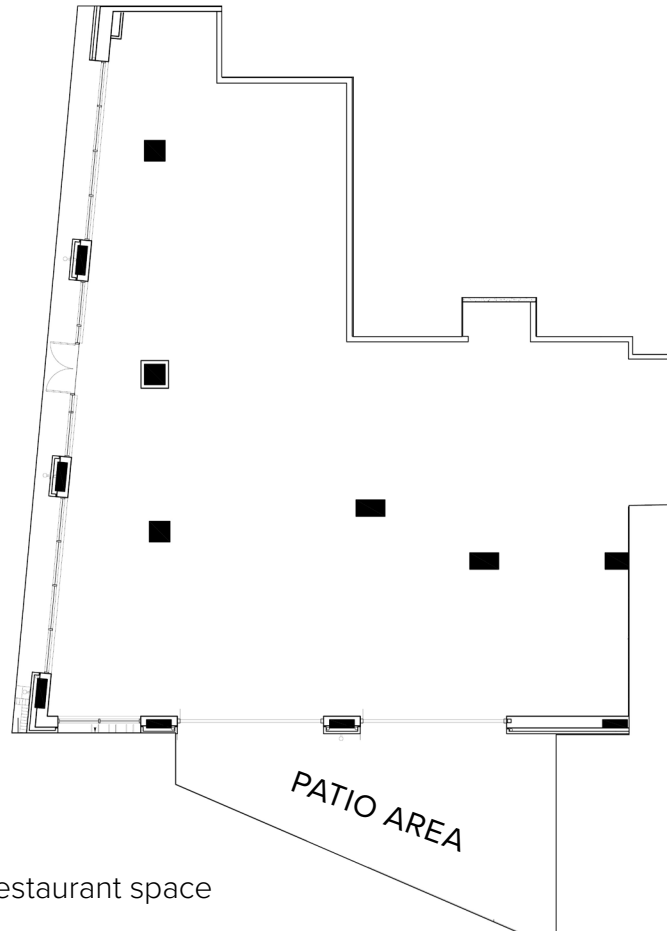
\$26.30 PSF

### 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

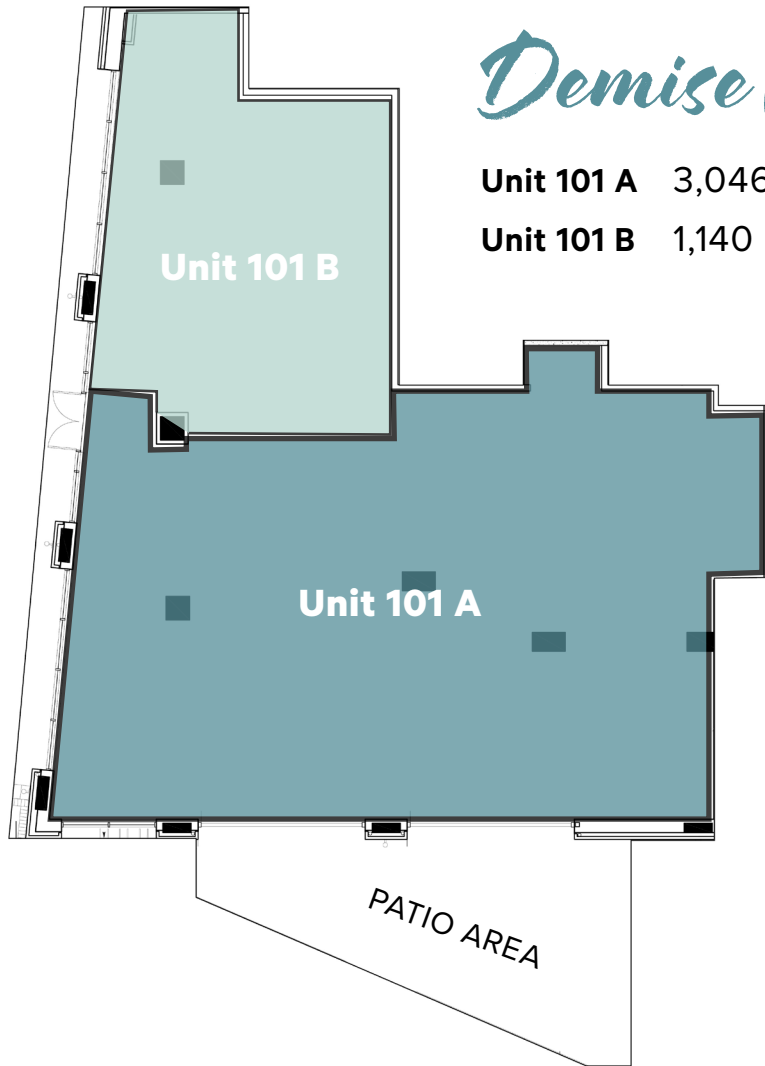


Unit 101



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RETAIL/RESTAURANT OPPORTUNITY



## *Demise Options*

**Unit 101 A** 3,046 SF

**Unit 101 B** 1,140 SF



# *Unit 101*



HUDSON DISTRICT

# 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 (OFFICE)

### HUDSON HOUSE

- UNIT 101 (RETAIL)





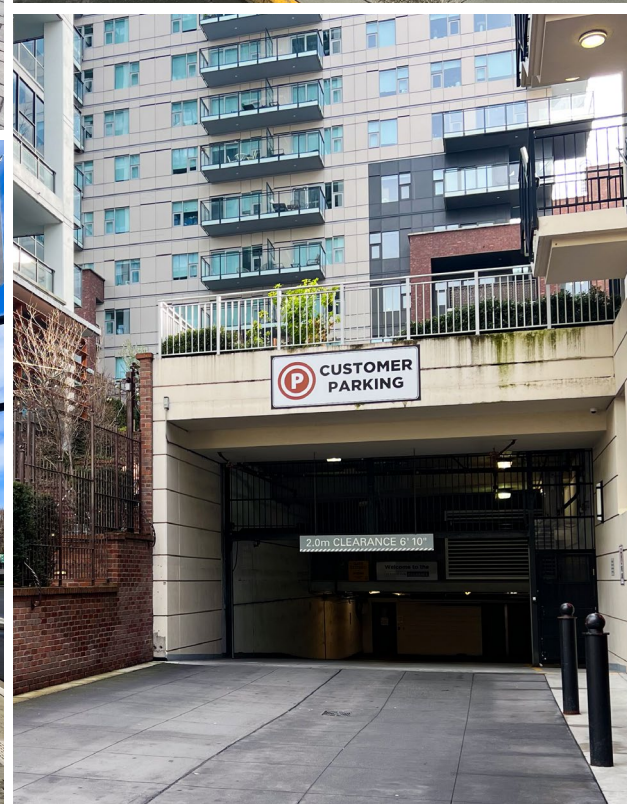
VICTORIA CITY HALL & THE HUDSON



ODD-BURGER



PVOLVE







# Location

The Hudson District spans two blocks in Victoria's downtown core, surrounded by four main roadways: Caledonia Avenue, Blanshard Street, Fisgard Street, and Douglas Street. The district is highly accessible via all modes of transportation and is conveniently located just steps away from several downtown amenities, including the Victoria Public Market, Harbour Air, Save-On-Foods Memorial Centre, Centennial Square, Market Square, and The Bay Centre. Surrounding the Hudson District is a plethora of restaurants, shops, cafes, and services, making it convenient for both living and working in the area.



## The people - 1 km radius



**17,580**  
Population



**3,849**  
Households



**72.5%**  
Labour force  
participation



**\$79,312**  
Avg. Household  
Income



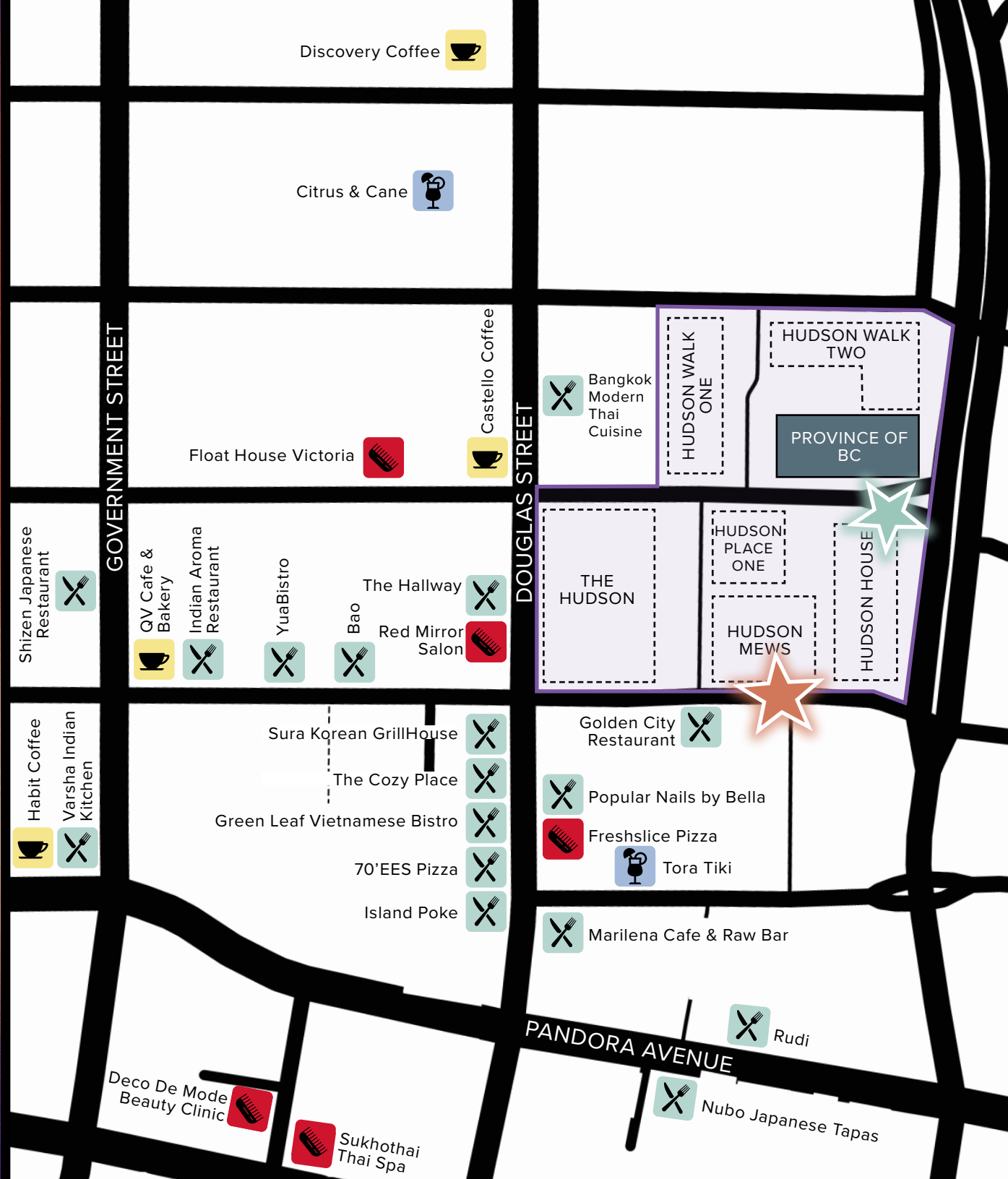
**56.8%**  
Of population  
between ages  
20-44



**39.3%**  
Education University  
Degree



# THE NEIGHBOURHOOD



99

WALK SCORE

93

TRANSIT SCORE

99

BIKE SCORE





# HUDSON DISTRICT

HUDSON PLACE ONE

THE HUDSON

HUDSON WALK TWO

HUDSON MEWS

HUDSON  
WALK  
ONE

## FOR LEASING OPPORTUNITIES

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