

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

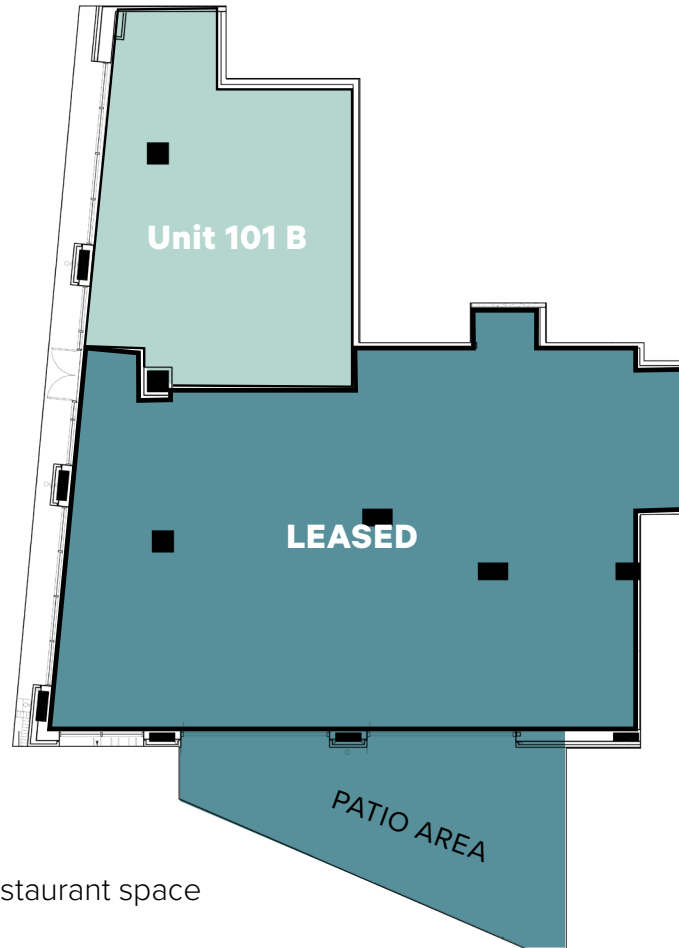
\$26.30 PSF

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

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)



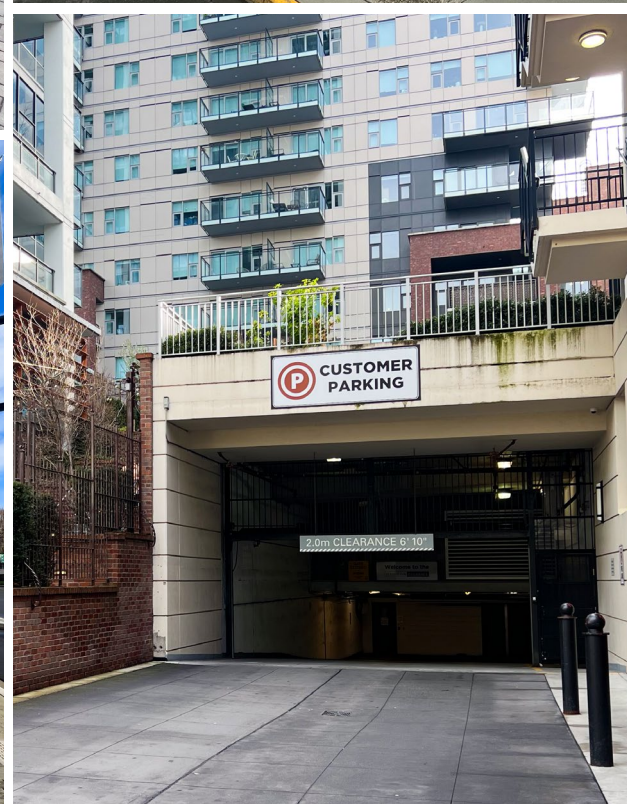
VICTORIA CITY HALL & THE HUDSON



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

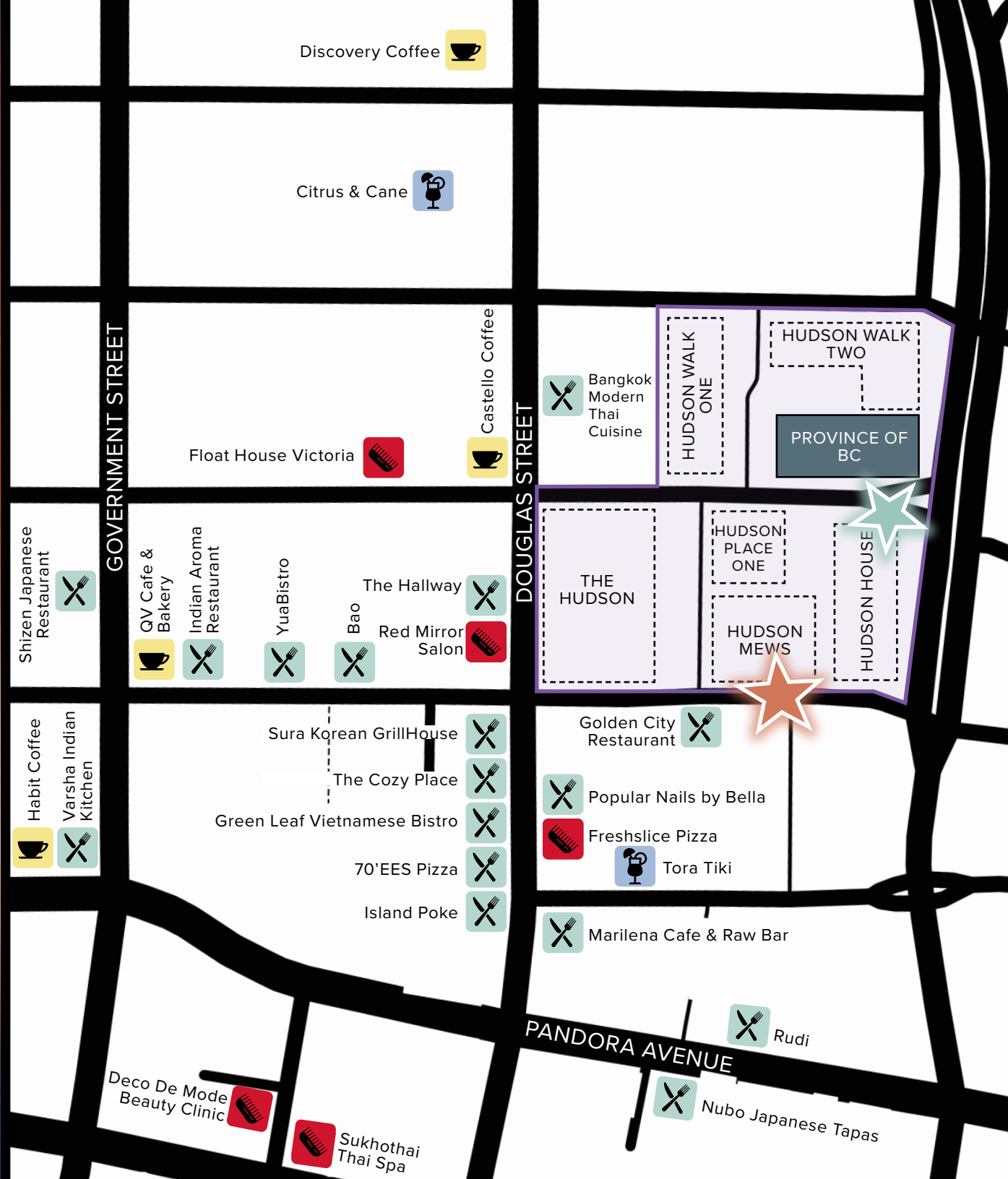


56.8%
Of population
between ages
20-44



39.3%
Education University
Degree

THE NEIGHBOURHOOD



99

WALK SCORE

93

TRANSIT SCORE

99

BIKE SCORE



HUDSON PLACE ONE

THE HUDSON

HUDSON WALK TWO

HUDSON MEWS

HUDSON
WALK
ONE

FOR LEASING OPPORTUNITIES

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CBRE  TOWNLINE

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