

Retail Units For Lease

CONSTRUCTION COMPLETE:
AVAILABLE NOW

825 FORT STREET
VICTORIA, BC

CBRE



825 F

Vibrant Urban Retail



825 F

825 Fort Street is conceived and developed by the award winning Salient Group, known for creating liveable, walkable communities in urban environments. With residents in the new 1, 2 and 3-bedroom homes above, Salient looks to curate a boutique mix of fitness, service and retail businesses that add to the vibrancy of an already legendary landscape. Adjacent the Fort Common, Fishhook Restaurant, Refuge Tap Rom, Belle General, and Refire Kitchen are among the established businesses on the block. 825 Fort Street presents the exceptional opportunity to lease a commercial retail unit in a dramatic new concrete building that melds modern luxury with authentic heritage to create an iconic and vibrant street-front presence.

THE DETAILS

AVAILABLE UNITS

819 Fort Street	1,390 SF
821-A Fort Street	863 SF
821-B Fort Street	642 SF
823-A Fort Street	718 SF
823-B Fort Street	667 SF

TOTAL AVAILABLE 4,280 SF

LEASE RATE Contact Listing Agents

ADDITIONAL RENT \$18.40 PSF

ZONING RMD-2: Residential Mixed Use
Fort Street District

PARKING On-site parking available

AVAILABILITY Immediate

TENANT INDUCEMENT PACKAGE AVAILABLE FOR QUALIFIED TENANTS

All units can be combined



Prominent and iconic Fort Street presence



Anchoring the residential mixed use Fort Street District



Easily accessible via all modes of transportation



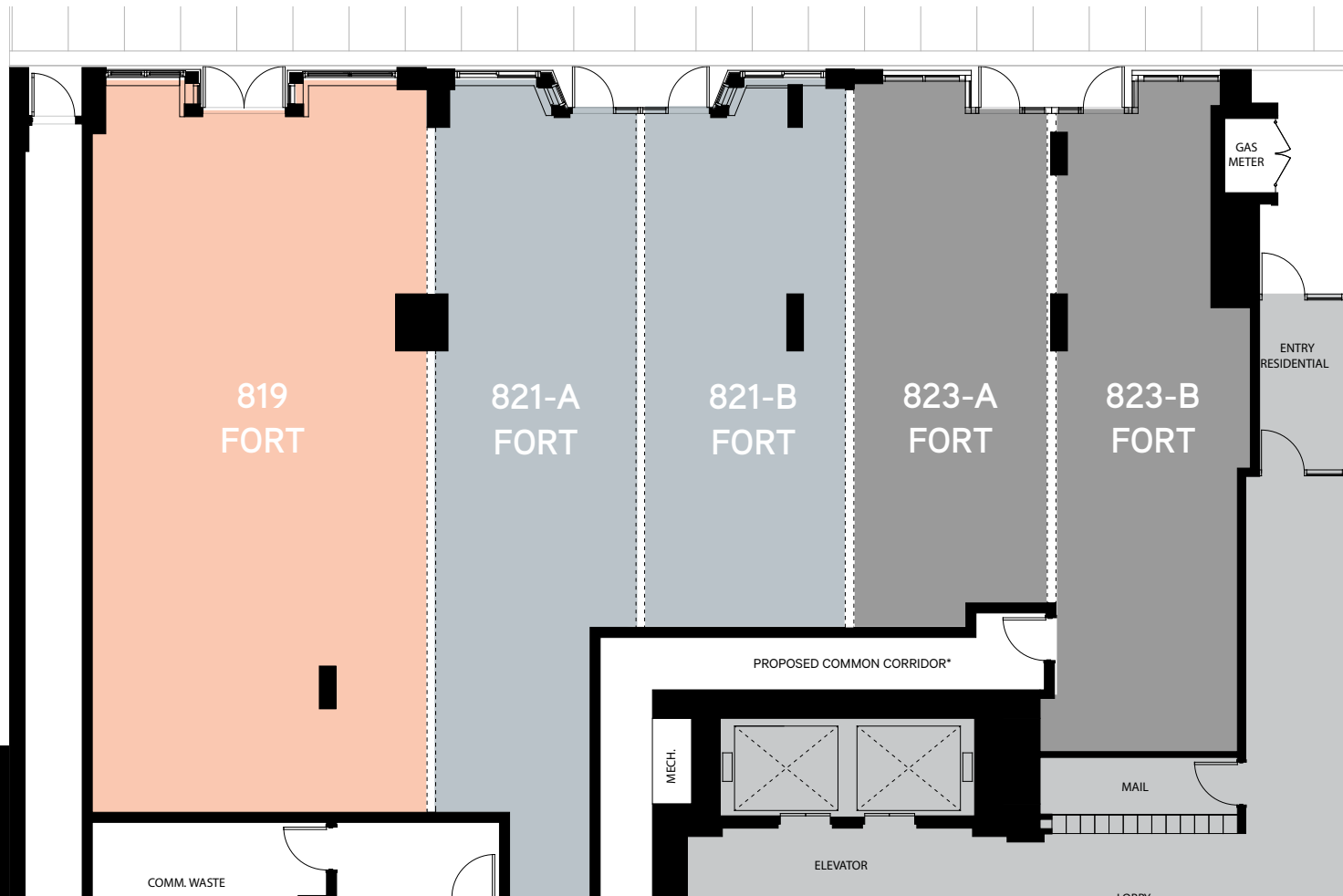
New concrete construction with authentic heritage storefronts



8
2
5
F

FLOOR PLANS

825 FORT



UNIT	SIZE	UNIT	SIZE
819 Fort St	1,390 SF	823-A Fort St	718 SF
821-A Fort St	863 SF	823-B Fort St	667 SF
821-B Fort St	642 SF	All units can be combined	

*DEPENDENT ON TENANT NEEDS

AREA DEMOGRAPHICS

825 FORT

Located in a bustling area of Fort Street, nestled between Harris Green and the downtown core, this neighbourhood features a mix of offices, Fort Techtoria, epicentre of Victoria's technology sector, residential spaces, and a variety of amenities. Notable establishments include Refuge Tap Room, Belle General, Discovery Coffee, Fish Hook Restaurant, Starbucks, Superflux, Brun Body Bar, Russell Books, and the fabulous Fort Common. This location is essential for servicing over 40,000 daytime workers within a kilometer of the building, not to mention hundreds of existing residents and the area's growing population, which is projected to increase by 18.5% over the next five years.

2,583

OF BUSINESSES

41,248

DAYTIME WORKING POPULATION

18.5%

5-YR POPULATION GROWTH RATE

5,863

OF BUSINESSES

94,118

DAYTIME WORKING POPULATION

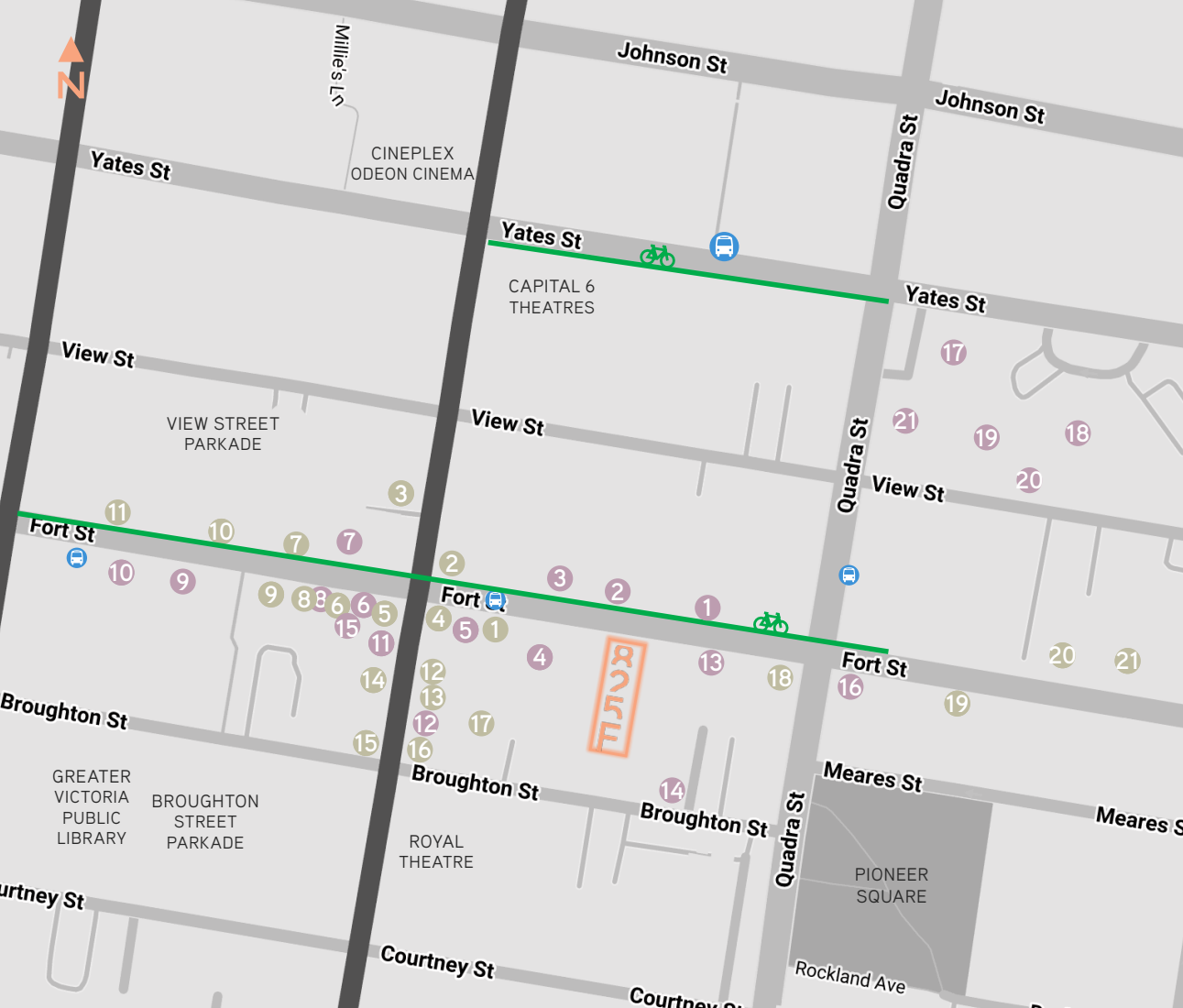
8.9%

5-YR POPULATION GROWTH RATE

1KM RADIUS

5KM RADIUS





AREA OVERVIEW

825 FORT

● RESTAURANT & CAFE

● SHOPPING & SERVICE

- | | |
|--------------------------|--------------------------------------|
| 1 Fishhook | 1 Belle General |
| 2 Subway | 2 Nameless City Tattoo Studio |
| 3 Italian Imports | 3 Flag Shop Victoria |
| 4 Starbucks | 4 Arrietty Home |
| 5 Good Ovning Korean Pub | 5 Brun Body Bar |
| 6 Burger Crush | 6 Oscar & Libby's |
| 7 Pho Vy Restaurant | 7 Ditch Records & CD's |
| 8 Ali Baba Pizza | 8 QV Nail Salon |
| 9 Beijing Bistro | 9 Brown's The Florist |
| 10 Tim Hortons | 10 Russell Books |
| 11 Crust Bakery | 11 Tech Noir Tattoo |
| 12 Be Love | 12 Farm & Field Butchers |
| 13 La Taquisa | 13 Refire Kitchen |
| 14 Menbow Ramen Bar | 14 Victoria Vision Eye Care |
| 15 Tourist Wine Bar | 15 Fort Tectoria |
| 16 Discovery Coffee | 16 Monk Office & Art |
| 17 Superflux | 17 Market On Yates |
| 18 Sookjai Thai | 18 London Drugs |
| 19 Blue Fox Cafe | 19 Bosley's |
| 20 Sen Zushi | 20 Harris Green Liquor |
| 21 Cafe Brio | 21 Sakura Japanese Sushi and Grocery |

99

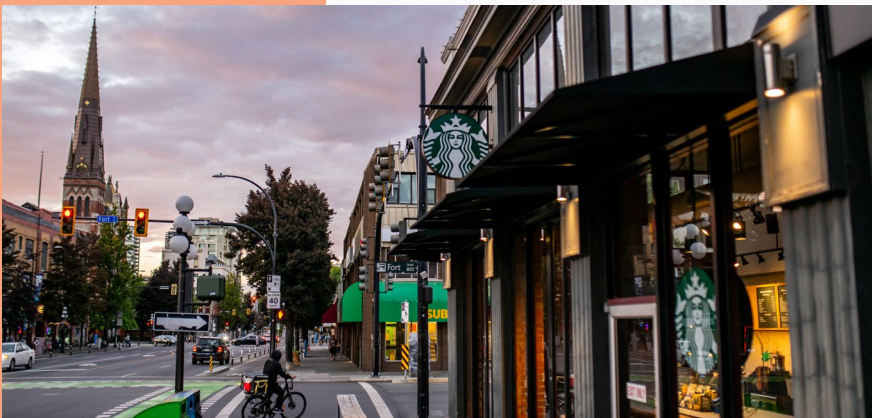
WALK SCORE

93

TRANSIT SCORE

99

BIKE SCORE





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VICTORIA, BC

JEFF LOUGHEED
Vice President

250 386 0001
jeff.lougheed@cbre.com

MITCH BRYAN
Associate

250 385 1225
mitch.bryan@cbre.com



825 F

CBRE CBRE Limited | www.cbrevictoria.com | 110-800 Yates Street, Victoria BC, V8W 1L8 | 250 386 0000

SALIENT

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