

# Retail Units For Lease

CONSTRUCTION  
COMPLETE:  
AVAILABLE NOW

825 FORT STREET  
VICTORIA, BC

**CBRE**



2025 F

Developed by The Salient Group

 SALIENT

# Vibrant Urban Retail



825 FORT

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 Room, 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

All units that 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

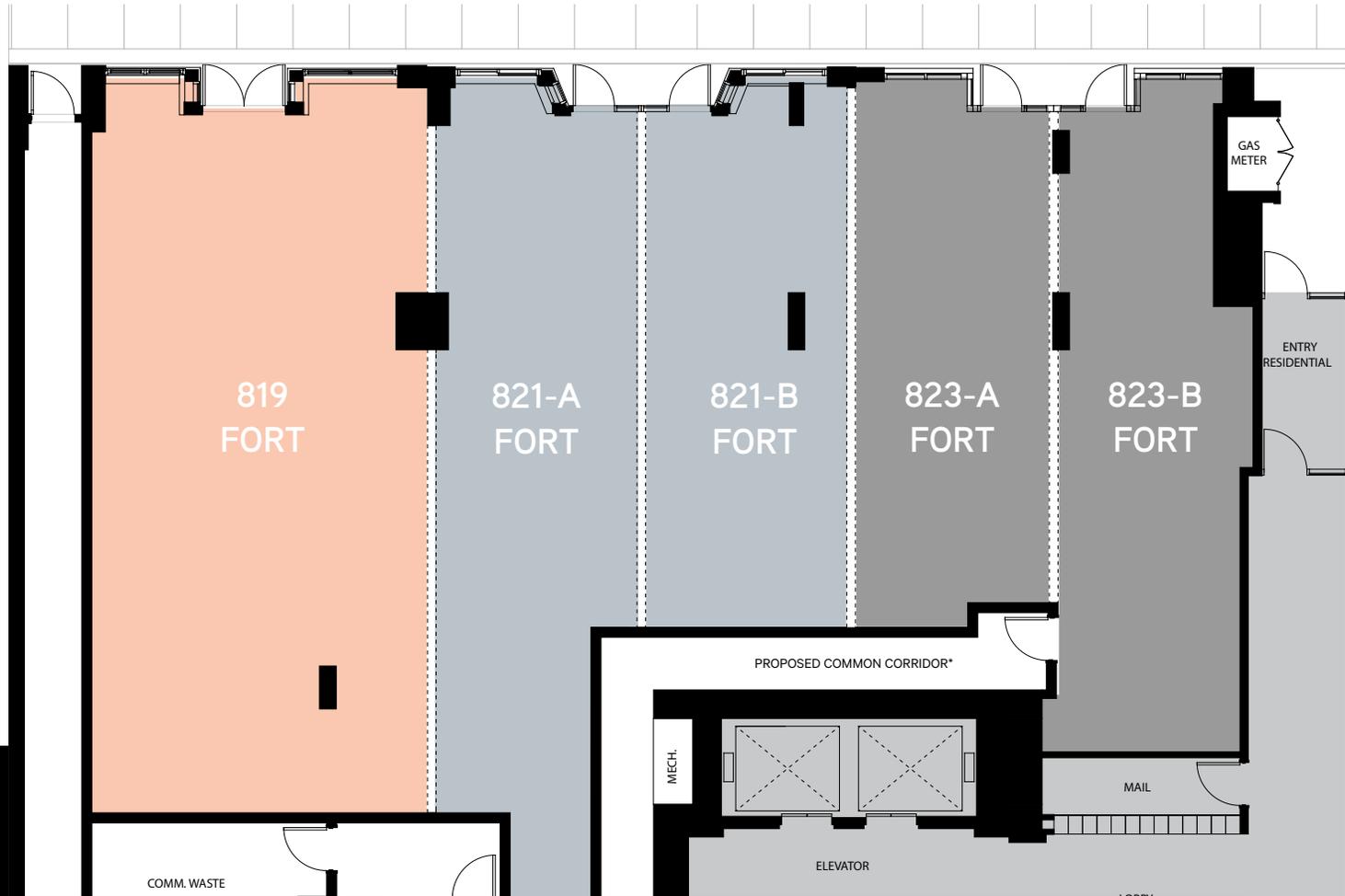
2

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

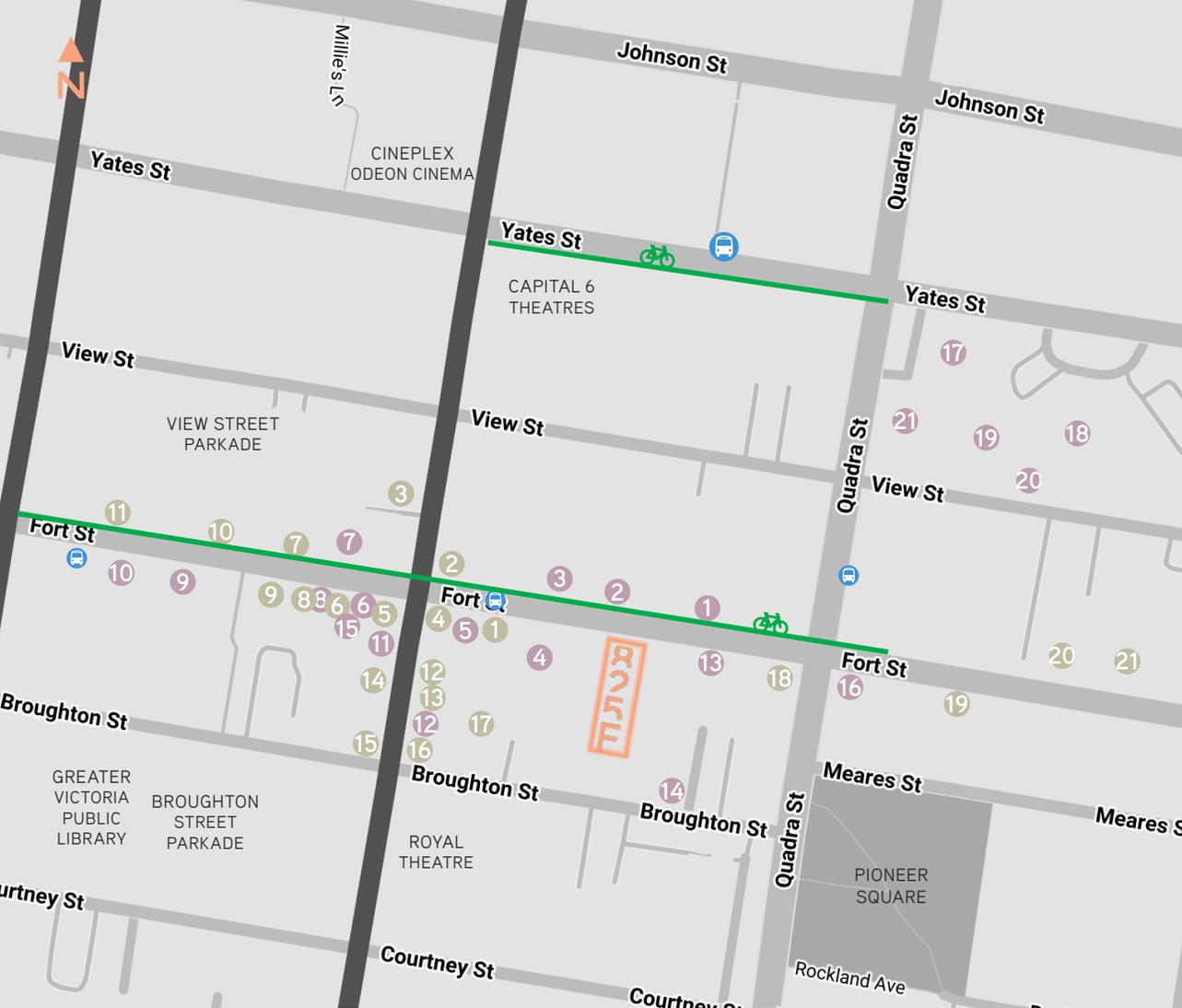
8.9%

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





# Retail Units For Lease

825 FORT STREET

VICTORIA, BC

**JEFF LOUGHEED**  
Vice President  
250 386 0001  
jeff.lougheed@cbre.com

**MITCH BRYAN**  
Associate  
250 385 1225  
mitch.bryan@cbre.com



**CBRE** CBRE Limited | [www.cbrevictoria.com](http://www.cbrevictoria.com) | 110-800 Yates Street, Victoria BC, V8W 1L8 | 250 386 0000

 **SALIENT**

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). All references to CBRE Limited herein shall be deemed to include CBRE, Inc. The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services [canadamapping@cbre.com](mailto:canadamapping@cbre.com); DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth