

Retail Units For Lease

POSSESSION
EARLY 2026

825 FORT STREET
VICTORIA, BC

CBRE



Developed by The Salient Group

 **SALIENT**

Vibrant Urban Retail



825 F

825 Fort Street is conceived and developed by the award winning Salient Group, known for creating livable, 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
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LEASE RATE	Contact Listing Agents
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ADDITIONAL RENT	\$15.00 PSF (est.)
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ZONING	RMD-2: Residential Mixed Use Fort Street District
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PARKING	On-site parking available
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COMPLETION	Early 2026
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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



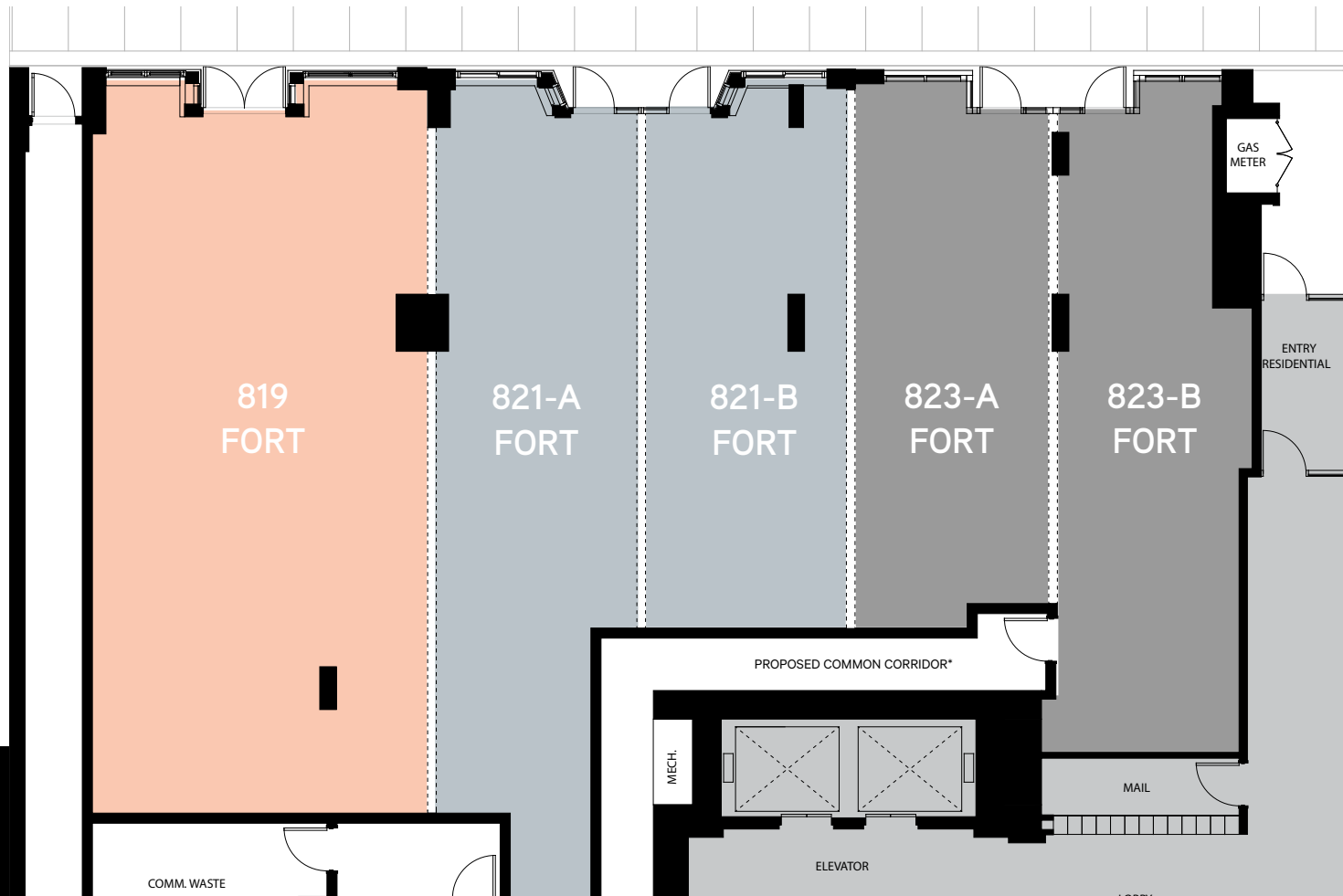
New concrete construction with authentic heritage storefronts

825 SF



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

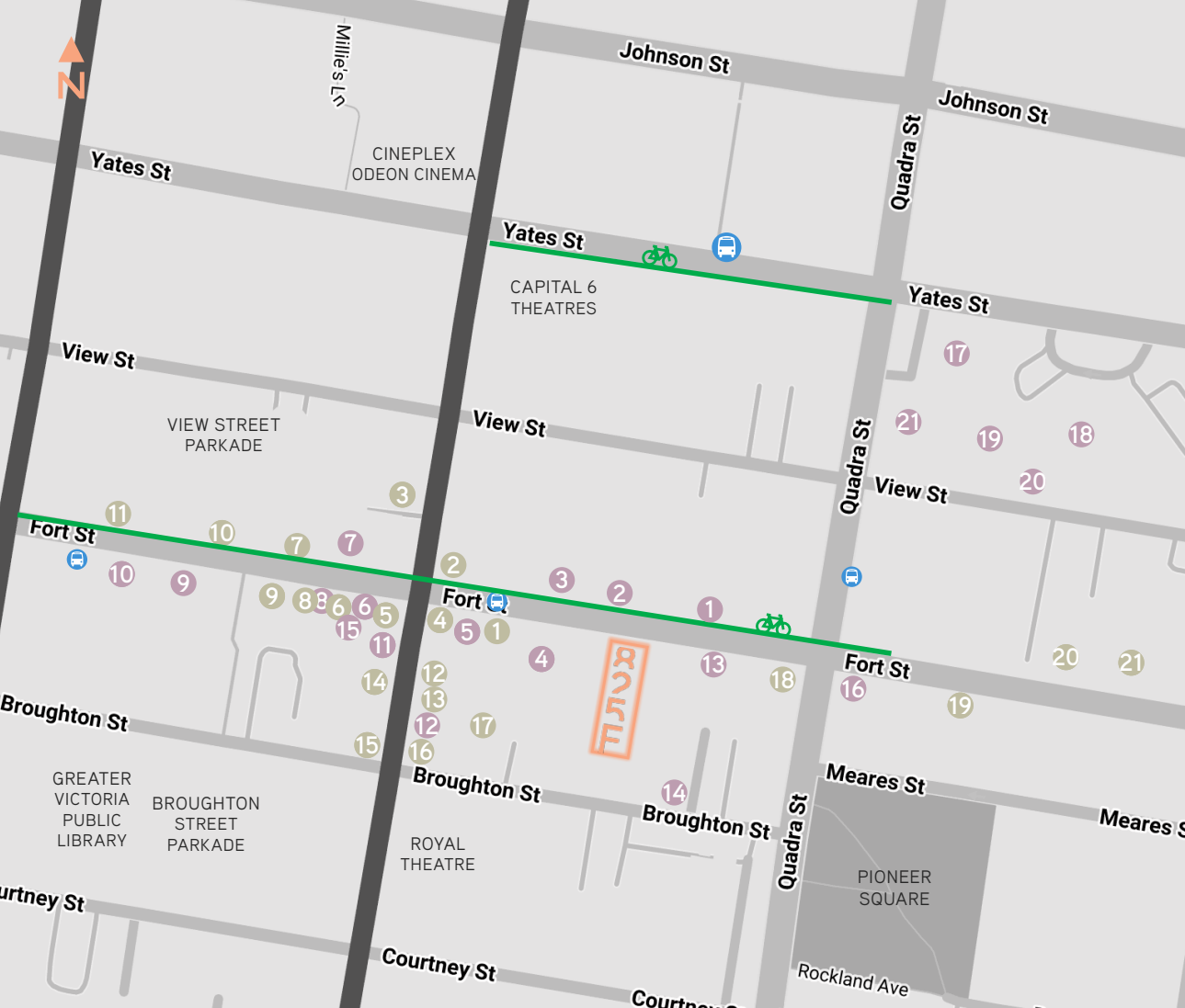
8.9%

5-YR POPULATION GROWTH RATE

5KM RADIUS

1KM RADIUS





AREA OVERVIEW

825 FORT

● RESTAURANT & CAFE

- 1 Fishhook
- 2 Subway
- 3 Italian Imports
- 4 Starbucks
- 5 Good Ovining Korean Pub
- 6 Burger Crush
- 7 Pho Vy Restaurant
- 8 Ali Baba Pizza
- 9 Beijing Bistro
- 10 Tim Hortons
- 11 Crust Bakery
- 12 Be Love
- 13 La Taquisa
- 14 Menbow Ramen Bar
- 15 Tourist Wine Bar
- 16 Discovery Coffee
- 17 Superflux
- 18 Sookjai Thai
- 19 Blue Fox Cafe
- 20 Sen Zushi
- 21 Cafe Brio

● SHOPPING & SERVICE

- 1 Belle General
- 2 Nameless City Tattoo Studio
- 3 Flag Shop Victoria
- 4 Arrietty Home
- 5 Brun Body Bar
- 6 Oscar & Libby's
- 7 Ditch Records & CD's
- 8 QV Nail Salon
- 9 Brown's The Florist
- 10 Russell Books
- 11 Tech Noir Tattoo
- 12 Farm & Field Butchers
- 13 Refire Kitchen
- 14 Victoria Vision Eye Care
- 15 Fort Techtoria
- 16 Monk Office & Art
- 17 Market On Yates
- 18 London Drugs
- 19 Bosley's
- 20 Harris Green Liquor
- 21 Sakura Japanese Sushi and Grocery

99

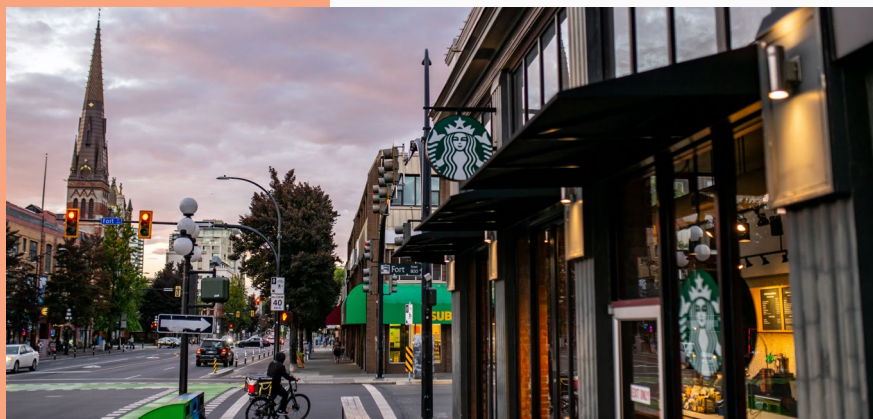
WALK
SCORE

93

TRANSIT
SCORE

99

BIKE
SCORE





CULTURAL HEART
OF VICTORIA

Retail Units For Lease

825 FORT STREET

VICTORIA, BC

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 **SALIENT**

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