

**FOR
SALE**

union



PANDORA FRONTAGE

ICONIC OLD TOWN RETAIL INVESTMENT OPPORTUNITY

HIGH VISIBILITY FRONTAGES ON PANDORA AVE & FISGARD ST

FISGARD FRONTAGE



3 UNITS | 5 TENANTS | 10,296 SF | 6.19% CAP RATE (STABILIZED 5-YEAR AVERAGE)

THE OFFERING

CBRE Victoria's Investment Properties Group is pleased to present for sale, 3 retail strata units in the renowned Union development. With frontages on both Pandora Avenue and Fisgard Street in Victoria, BC, this retail portfolio offers a rare opportunity to purchase over 10,000 SF of high-exposure retail in the heart of Old Town. Built in 2014, Union is a mixed-use development featuring 133 residential suites in addition to the 3 commercial units. Investors will benefit from the strong tenant mix, high-exposure location and significant passive investment income in one of Victoria's most iconic and well frequented areas.

HIGHLIGHTS

- + 3 commercial strata units (fully leased to 5 tenants)
- + SL1/SL2 have approx. 115 ft of frontage on Pandora
- + SL3 has approx. 125 ft of frontage on Fisgard
- + Both streets are extremely high exposure corridors
- + High quality modern construction (2014 built)
- + Located in the heart of Victoria's Old Town
- + Consistent year-round foot and vehicle traffic
- + Situated on the ground floor of the renowned 133-unit Union development
- + Abundant street parking available
- + Priced over \$500,000 below assessed value

DETAILS

Civic Addresses	530 Pandora Ave (SL1) 524 Pandora Ave (SL2) 517 Fisgard St (SL3)
PID's	029-264-120 (SL1) 029-264-138 (SL2) 029-264-146 (SL3)
Floor Area	SL1: 2,551 SF SL2: 2,451 SF SL3: 5,294 SF <hr/> Total: 10,296 SF
Year Built	2014
Zoning	OTD-1 Old Town District
Assessed Value	\$6,038,000 (2026 Total)

PRICE: \$5,500,000

CAP RATE: 6.19%

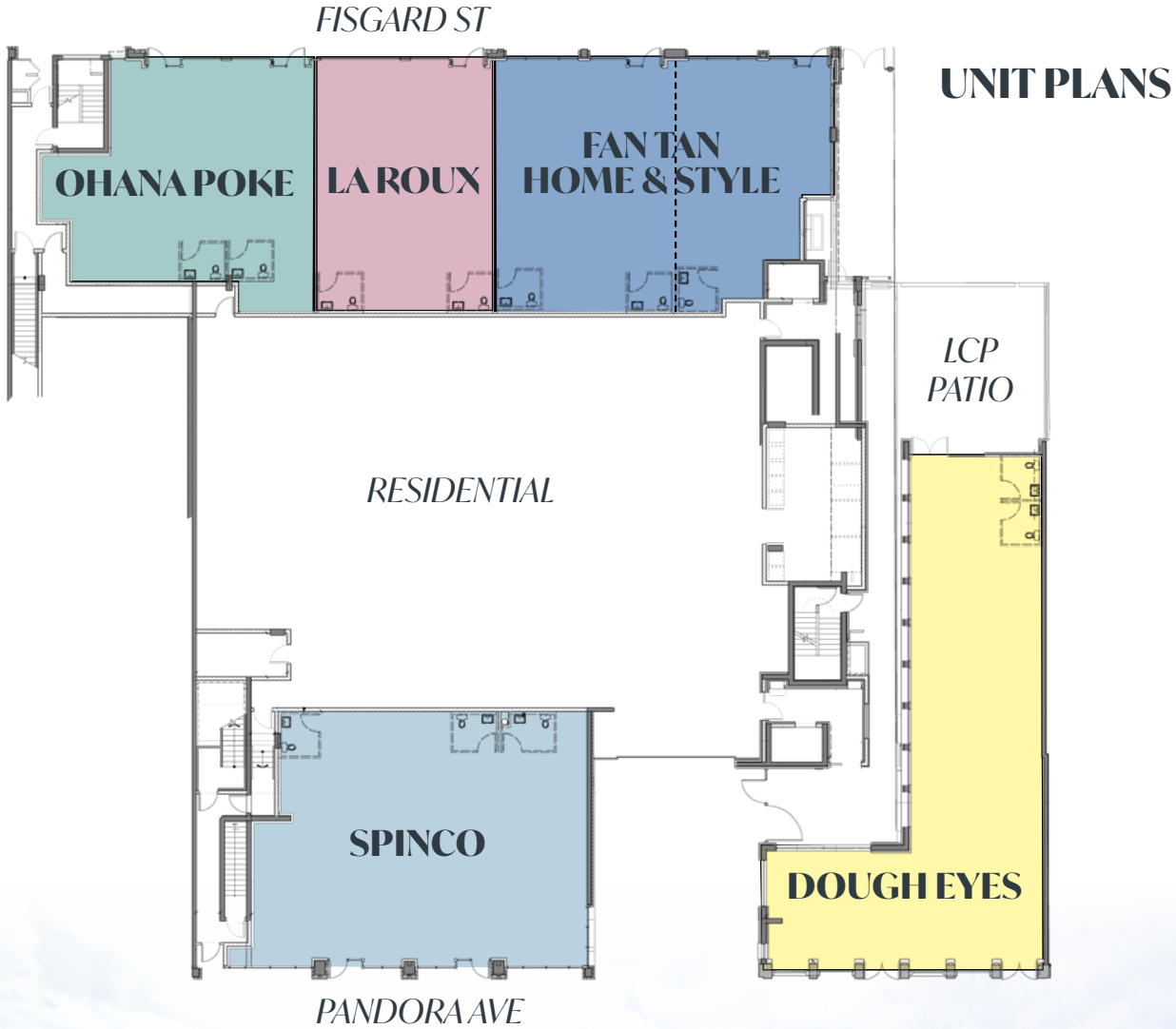
(STABILIZED 5-YEAR AVERAGE)

*Contact agents for lease details



LEASE SUMMARY

Civic Address	518 Pandora Ave	530 Pandora Ave	519 Fisgard St	523 Fisgard St	530 Pandora Ave
Strata Lot #	SL2	SL3	SL3	SL3	SL1 (w/ LCP Patio)
Tenant	SpinCo Victoria	Ohana Poke	La Roux Patisserie	Fan Tan Home & Style	Dough Eyes
Total Area	2,447 SF	1,733 SF	1,364 SF	2,387 SF	2,888 SF



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CBRE

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union

PANDORA AVE

GOVERNMENT STREET

FISGARD STREET

PRICE: \$5,500,000

CAP RATE: 6.19%

(STABILIZED 5-YEAR AVERAGE)

ICONIC DOWNTOWN RETAIL INVESTMENT OPPORTUNITY

HIGH VISIBILITY FRONTAGES ON PANDORA AVE & FISGARD ST

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