

Grocery Anchored Retail Opportunity



CRU 10 - 1701 Douglas Street / Victoria, BC

UNBEATABLE FOOT TRAFFIC LOCATION

CRU 10 - 1701 DOUGLAS STREET

Details

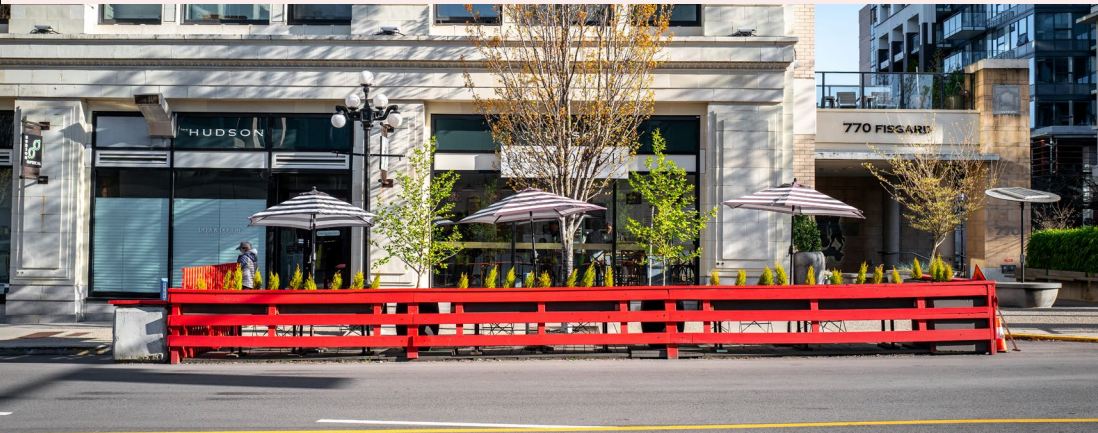
Size	2,690 SF
Lease Rate	Contact Listing Agents
Additional Rent	\$14.74 PSF
Available	Immediately
Zoning	CBD-2: Central Business District 2 - Site Specific
Parking	170 stalls

Highlights

- ✓ Prime grocery-anchored retail opportunity
- ✓ Strong foot traffic & highly visible location
- ✓ Adjacent to No Frills & across from commercial parking entrance
- ✓ Royal Bank of Canada located on-site
- ✓ 1,000 residences within the Hudson District



THE NEIGHBOURHOOD



The people - 1km radius

17,580	3,849	72.5%
Population	Households	Labour force participation
\$79,312	56.8%	39.3%
Avg. Household Income	Of population between ages 20-44	Education University Degree

Government Street

Douglas Street

Pandora Avenue

Businesses: Rabbit Rabbit, Float House Victoria, Castello Coffee, Bangkok Modern Thai Cuisine, Shizen Japanese Restaurant, QV Cafe & Bakery, Indian Aroma Restaurant, YuaBistro, Blue Nile African Restaurant, Bao, Red Mirror Salon, Sura Korean GrillHouse, The Cozy Place, Green Leaf Vietnamese Bistro, 70'EES Pizza, Island Poke, Habit Coffee, Varsha Indian Kitchen, Golden City Restaurant, Freshslice Pizza, Tora Tiki, Marilena Cafe & Raw Bar, Rudi, Tacofino, Nubo Japanese Tapas, Deco De Mode Beauty Clinic, The Palms Restaurant, Sukhothai Thai Spa.

Landmarks: Hudson Walk One, Hudson Walk Two, Province of BC, Hudson Place One, Hudson House, Zuma Ultimate Martial Arts, Island Tempo School of Music, Hands On Pottery, Victoria Children's Centre Daycare.

Other: save on foods MEMORIAL CENTRE, ROYALS logo.

HUDSON PLACE ONE

HUDSON WALK TWO

HUDSON WALK ONE

HUDSON HOUSE

HUDSON MEWS

THE HUDSON

For Leasing Opportunities

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