

# Flagship Retail Opportunity



*CRU 11 - 1701 Douglas Street / Victoria, BC*

# FLAGSHIP RETAIL OPPORTUNITY

CRU 11 - 1701 DOUGLAS STREET

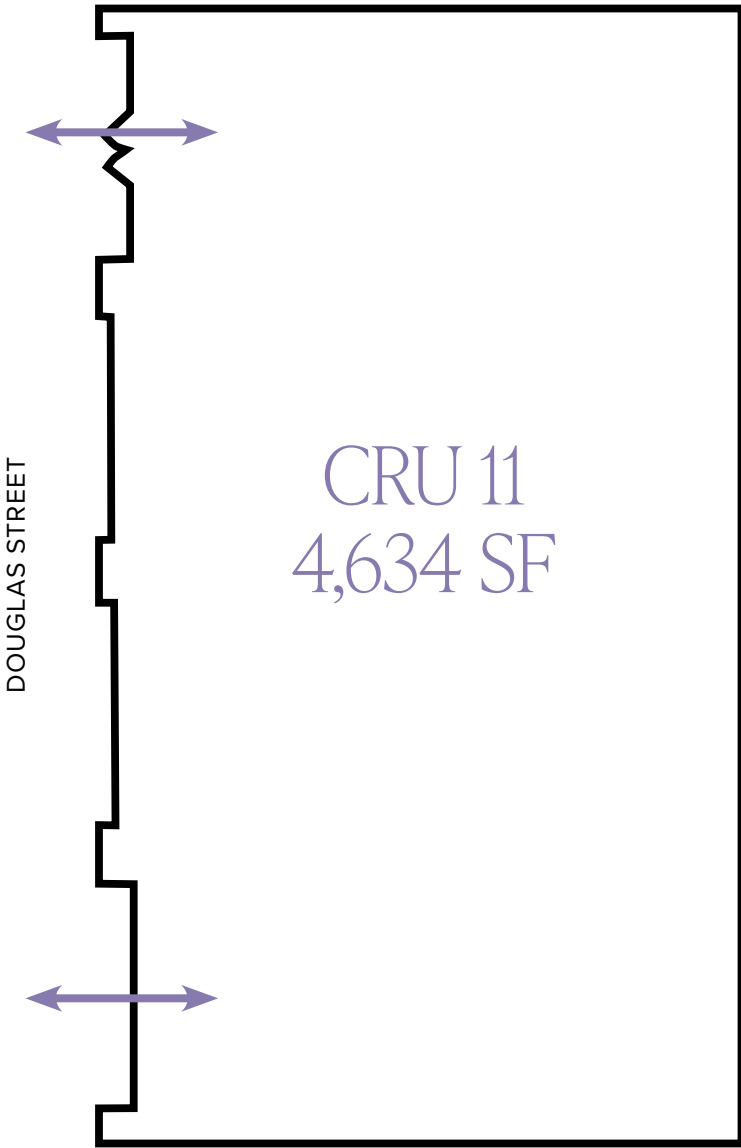
## Details

<b>Size</b>	4,634 SF*
<b>Lease Rate</b>	Contact Listing Agents
<b>Additional Rent</b>	\$14.74 PSF
<b>Available</b>	Immediately
<b>Zoning</b>	CBD-2: Central Business District 2 - Site Specific
<b>Parking</b>	170 stalls

## Highlights

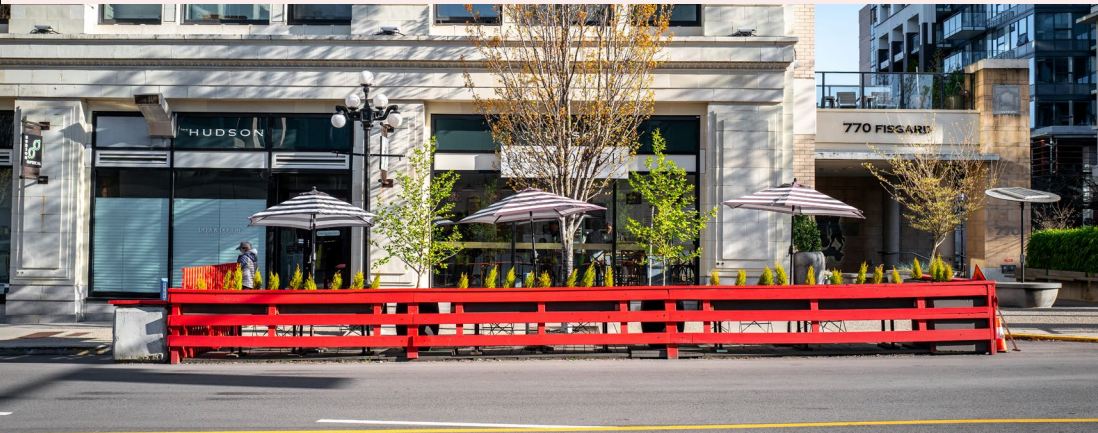
- ✓ Highway 1 & Douglas Street exposure
- ✓ 75 feet of frontage (approx.)
- ✓ 20,000+ average daily traffic
- ✓ Incredible signage potential on one of Victoria's most recognizable buildings
- ✓ 1,000 residences within the Hudson District

\*ADDITIONAL SPACE MAY BE AVAILABLE DEPENDING ON TENANT USE.





# 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

**Streets:** GOVERNMENT STREET, DOUGLASS STREET, PANDORA AVENUE

**Buildings:** HUDSON WALK ONE, HUDSON WALK TWO, HUDSON PLACE ONE, HUDSON MEWS, HUDSON HOUSE, PROVINCE OF BC

**Restaurants & Cafes:** 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, Golden City Restaurant, Freshslice Pizza, Tora Tiki, Marilena Cafe & Raw Bar, Rudi, Tacofino, Nubo Japanese Tapas, The Palms Restaurant, Deco De Mode Beauty Clinic, Sukhothai Thai Spa

**Other Amenities:** Zuma Ultimate Martial Arts, Island Tempo School of Music, Hands On Pottery, Victoria Children's Centre Daycare

HUDSON PLACE ONE

HUDSON WALK TWO

HUDSON WALK ONE

HUDSON HOUSE

HUDSON MEWS

THE HUDSON

## For Leasing Opportunities

**Jeff Lougheed**

Vice President

[jeff.lougheed@cbre.com](mailto:jeff.lougheed@cbre.com)

250 386 0001

**Mitch Bryan**

Associate

[mitch.bryan@cbre.com](mailto:mitch.bryan@cbre.com)

250 385 1225

CBRE Limited  
800 Yates Street #110 | Victoria, BC  
[www.cbrevictoria.com](http://www.cbrevictoria.com)



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"). 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. Content contained in this material has been generated in whole or in part by or with the assistance of generative artificial intelligence. 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, Envirionics Analytics, Microsoft Bing, Google Earth.