

# Grocery Anchored Retail Lease Opportunities



# HUDSON HOUSE

UNIT 101 - 1700 BLANSHARD STREET  
RETAIL/RESTAURANT OPPORTUNITY

## Details

### SIZE

1,245 SF

### LEASE RATE

Contact Listing Agents

### ADDITIONAL RENT

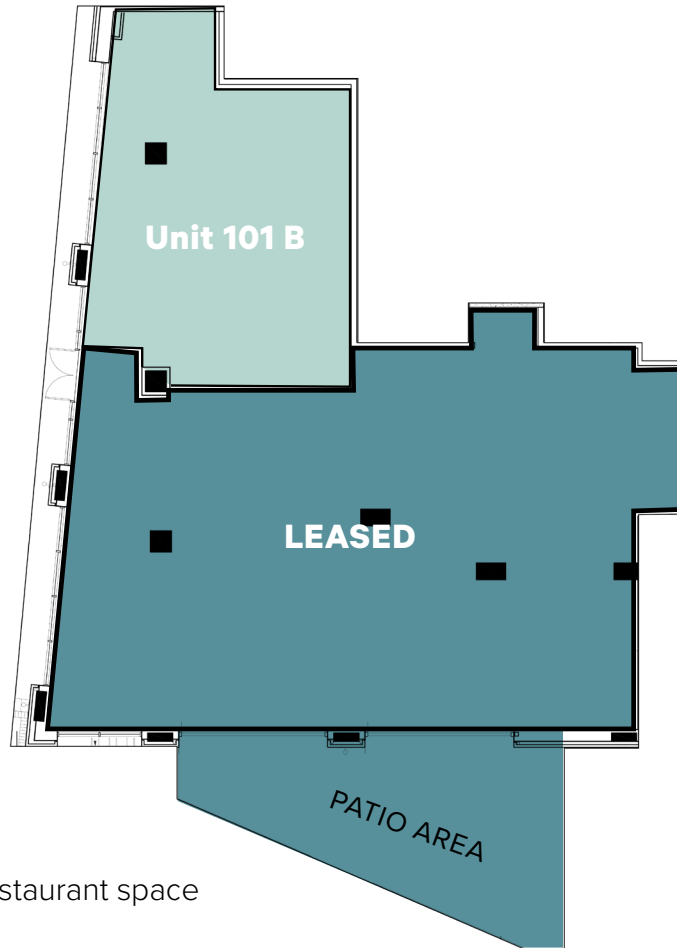
\$23.22 PSF

### AVAILABLE

Immediately

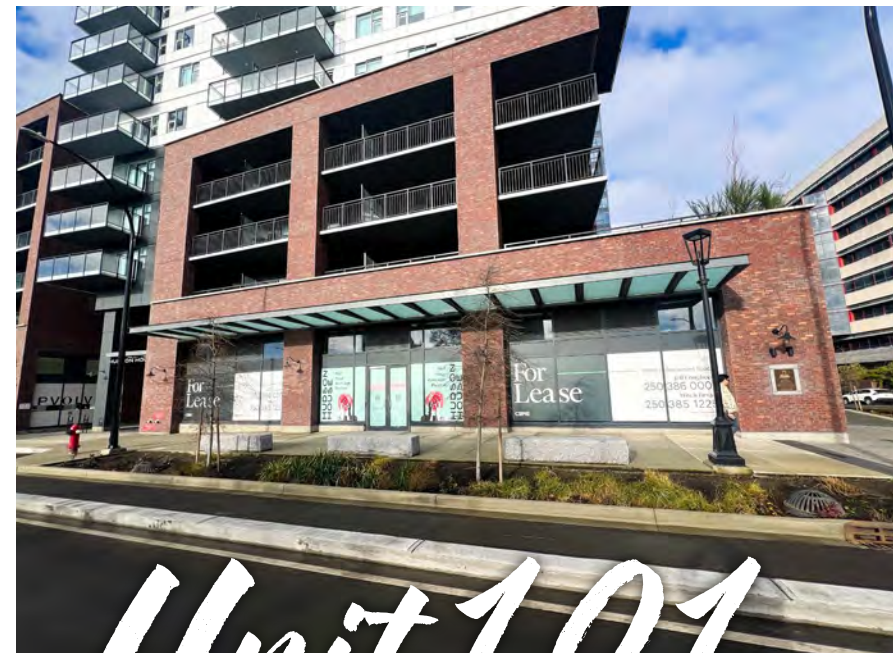
### PARKING

106 commercial stalls



## Highlights

- \* Brand new prime retail/restaurant space
- \* 14'9" ceiling heights
- \* Ventilation & direct access to loading bay
- \* Excellent frontage for QSR or restaurant user
- \* Patio opportunity with 2 large roll-up garage doors
- \* Commercial elevator located beside patio area



Unit 101

# Site Plan



## Highlights

- \* Over 977 existing residential units
- \* Easily accessible via all modes of transportation
- \* Demisable & flexible units
- \* Strong & diverse existing tenant mix

## Available Units

- HUDSON MEWS
  - UNIT 110 (OFFICE)
  - UNIT 120 LEASED
- HUDSON HOUSE
  - UNIT 101 (RETAIL)



VICTORIA CITY HALL & THE HUDSON



ODD-BURGER



PVOLVE



HUDSON-HOUSE

# The people - 1 km radius



17,580  
Population



3,849  
Households



72.5%  
Labour force participation



\$79,312  
Avg. Household Income



56.8%  
Of population between ages 20-44



39.3%  
Education University Degree

Discovery Coffee

Citrus & Cane

Castello Coffee

Float House Victoria

Shizen Japanese Restaurant

GV Cafe & Bakery

Indian Aroma Restaurant

YuaBistro

The Hallway   
Bao Red Mirror Salon

Habit Coffee   
Varsha Indian Kitchen

Sura Korean GrillHouse

The Cozy Place

Green Leaf Vietnamese Bistro

70'EES Pizza

Island Poke

Golden City Restaurant

Popular Nails by Bella

Freshslice Pizza

Tora Tiki

Marilena Cafe & Raw Bar

Rudi

Deco De Mode Beauty Clinic

Sukhothai Thai Spa

Nubo Japanese Tapas

PANDORA AVENUE

DOUGLAS STREET

GOVERNMENT STREET

HUDSON WALK ONE

HUDSON WALK TWO

PROVINCE OF BC

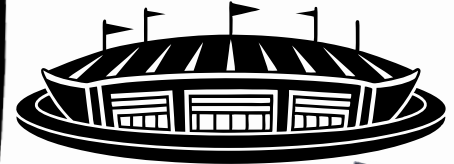
THE HUDSON

HUDSON PLACE ONE

HUDSON MEWS

HUDSON HOUSE

save on foods  
MEMORIAL CENTRE



# THE NEIGHBOURHOOD

99

WALK SCORE

93

TRANSIT SCORE

99

BIKE SCORE



HUDSON PLACE ONE

HUDSON WALK TWO

THE HUDSON

HUDSON MEWS

HUDSON WALK ONE

**FOR LEASING OPPORTUNITIES**

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HUDSON HOUSE

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