

# For Lease

1 - 501 Pandora Avenue  
Victoria, BC



1,728 SF Prime Corner Retail Space Available in Downtown Victoria's Historic Old Town, next to Market Square and the Lower Johnson Shopping District

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## Details

### RENTABLE AREA

Main – 967 SF

Lower – 761 SF

**Total – 1,728 SF**

### BASIC RENT

\$29.50 per SF

### ADDITIONAL RENT

\$18.94 per SF (2026 est.)

### AVAILABLE

Immediately

### ZONING

OTD-1 Old Town District

Permitted uses include:

- ✓ Retail Trade
- ✓ Food and Beverage Service
- ✓ Drinking Establishment
- ✓ Personal Service
- ✓ Financial Service
- ✓ and [more!](#)

## Opportunity

Excellent opportunity to lease improved corner commercial space in the historic Station Hotel building. Originally constructed in 1913 by the Victoria Phoenix Brewing Company, 501 Pandora Ave has stood as a hub of commercial activity for over a century. The premises for lease consists of the building's main floor and lower level, which are capable of supporting a variety of commercial uses under the applicable OTD-1 zoning. With roughly 65ft of retail frontage and signage opportunities on Pandora Ave, Store St, and the corner awning, the premises benefits from exceptional visibility.

## Location

501 Pandora Ave is situated within downtown Victoria's historic Old Town District, at the southwestern corner of Chinatown. This area is home to variety of longstanding local and national retailers, restaurants, cafes, and bars, including The Drake Eatery, Hey Happy, Swans Pub, Nubo Kitchen + Bar, Café Mexico, Paboom, Whistle Buoy Brewing, Oscar & Libby's, MEC, Ecologist, Anian, Flavour, Green Cuisine, and more!

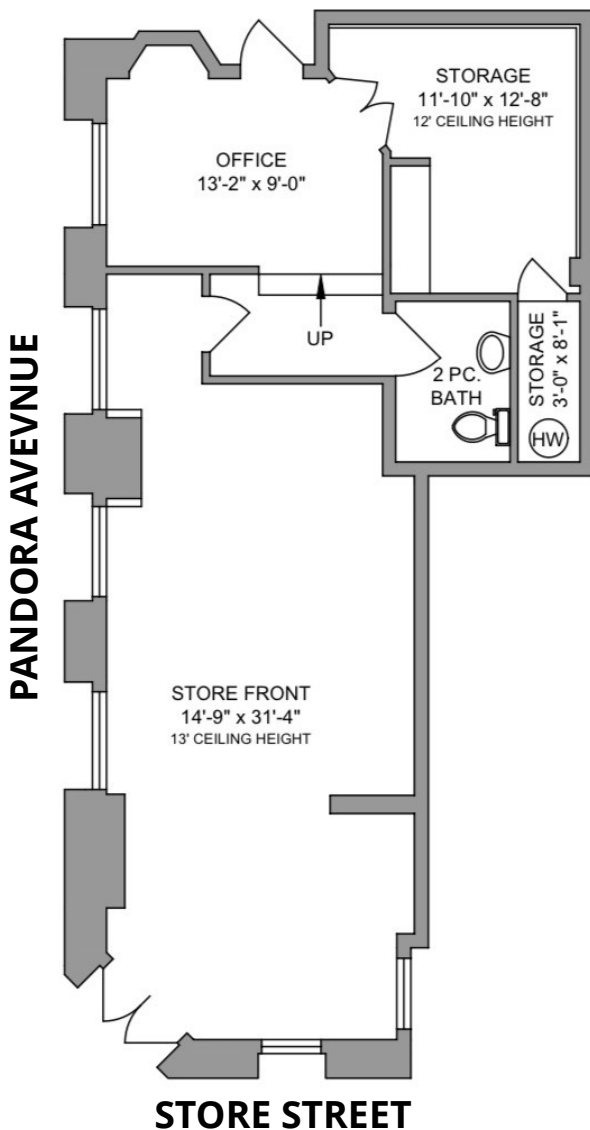


## Floor Plans

### MAIN FLOOR

967 SQ. FT.

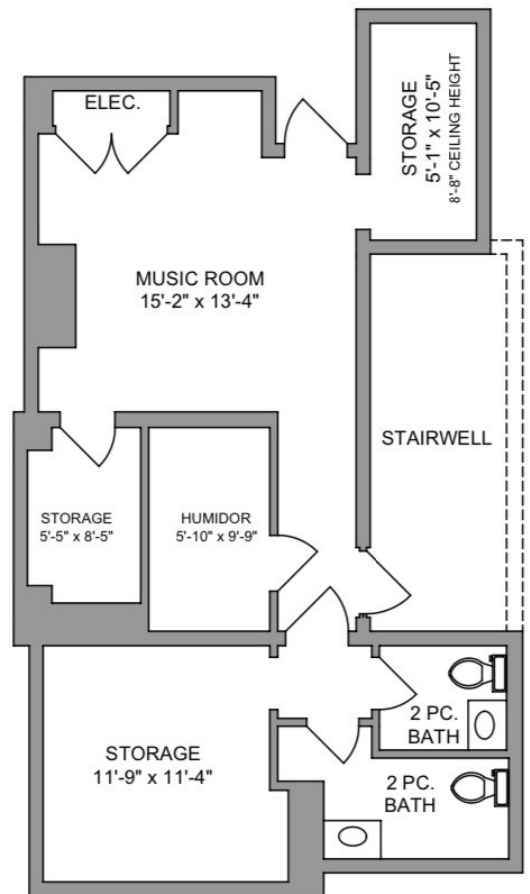
13' CEILING HEIGHT



### LOWER FLOOR

761 SQ. FT.

8' CEILING HEIGHT



*The above plans are not 100% reflective of the current layout of the premises*



## Points of Interest

- |                                  |                                    |
|----------------------------------|------------------------------------|
| 1. The Bay Centre                | 6. BC Legislature                  |
| 2. Trounce Alley                 | 7. The Fairmont Empress Hotel      |
| 3. Market Square                 | 8. City of Victoria Public Library |
| 4. Bastion Square                | 9. Centennial Square & City Hall   |
| 5. Harbour Air Seaplane Terminal | 10. The Hudson District            |

### Contact us for more information

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