

FOR LEASE

1555 HILLSIDE AVENUE, VICTORIA, BC

BUILD-TO-SUIT OPPORTUNITY IN
VICTORIA'S OAKLAND NEIGHBOURHOOD



OAKLAND PARK

DAVID SPENCER PARK

DOWNTOWN
VICTORIA

OSWALD PARK

HILLSIDE AVENUE (CR 210 VPD)

Subject Site



Hillside Mall

THRIFTY FOODS		SPORTCHEK
SHOPPERS DRUG MART		BC LIQUOR STORES

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Marcus & Millichap

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LOCATION

Home to the Hillside Mall, the Oakland neighbourhood is located in the Northeast corner of Victoria. Hillside Mall and its surrounding commercial uses form a prominent commercial core for the region. The property is served by high volume traffic routes such as Cook Street, Shelbourne Street and Hillside Avenue itself. Oakland's two community parks (Oakland and Hillside), two large neighbourhood parks (Oswald and David Spencer), as well as smaller neighbourhood parks along with its well-established schools, continue to attract residents and retailers alike to the area.

SALIENT DETAILS

Municipal Address: 1555 Hillside Avenue, Victoria, BC

Property Size: 13,852 SF

Allowable Footprint: Approx. 4,128 SF

Timing: 24 months from deal negotiation

Zoning: [C1-L](#)

Additional Rent: Please Contact Listing Agent

Asking Rate: Please Contact Listing Agent



HIGHLIGHTS



Clean Phase I ESA completed in 2018



Adjacent to Hillside Mall



High traffic location with over 18,210 vehicles per day along Hillside Avenue



Located 12 minutes away from Downtown Victoria

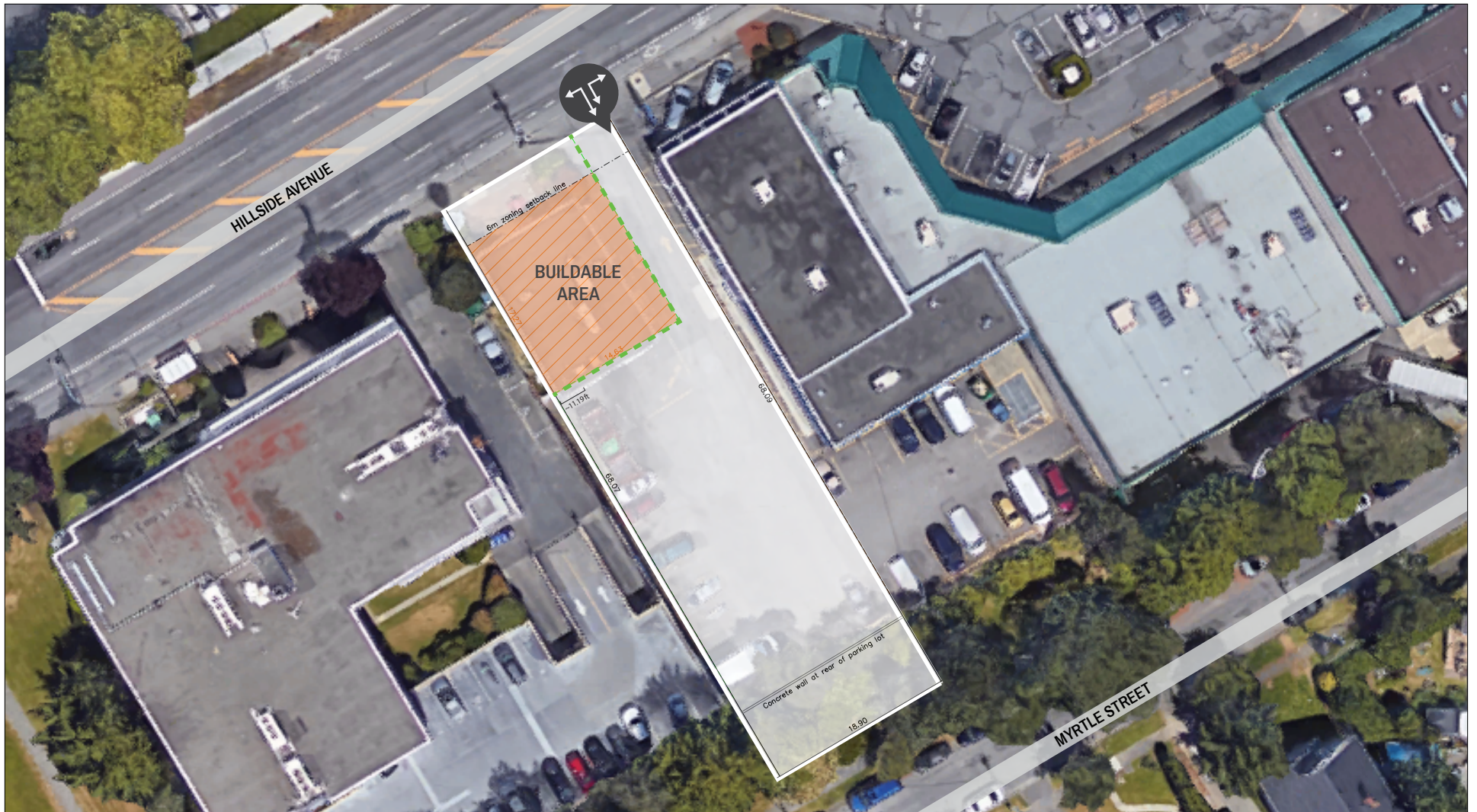


Average household income of \$84,885 in a 3KM radius

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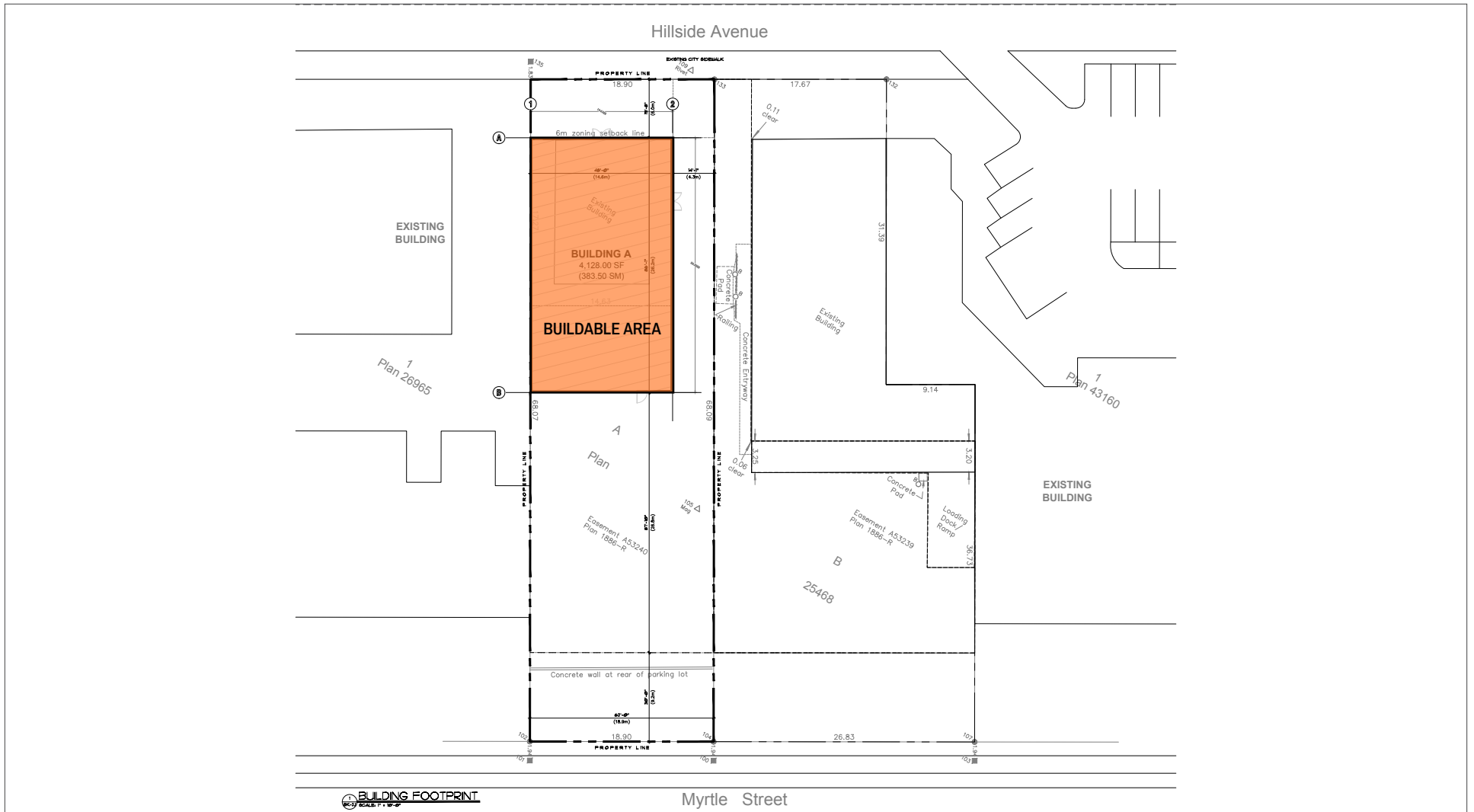
SITE SURVEY



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SITE PLAN



FOR LEASE

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2020 Demographics	1 KM	3 KM	5 KM
Population	11,555	90,664	184,411
Households	5,024	43,970	88,389
Average Household Income	\$82,802	\$84,885	\$89,703



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