

Grocery Anchored Retail Opportunity



CRU 10 - 1701 Douglas Street / Victoria, BC

UNBEATABLE FOOT TRAFFIC LOCATION

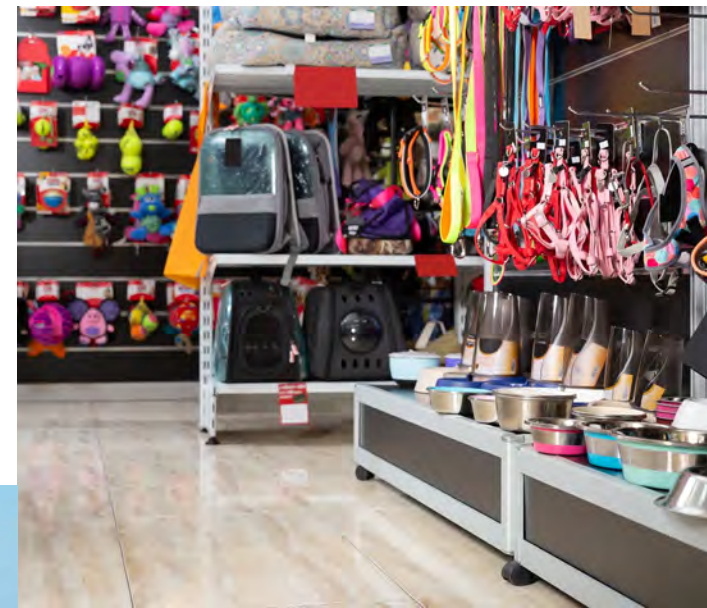
CRU 10 - 1701 DOUGLAS STREET

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



SITE PLAN



Available Units

- THE HUDSON
 - UNIT 11 (RETAIL)
 - UNIT 10 (RETAIL)
- HUDSON MEWS
 - UNIT 110 (OFFICE)
- HUDSON HOUSE
 - UNIT 101 (RETAIL)

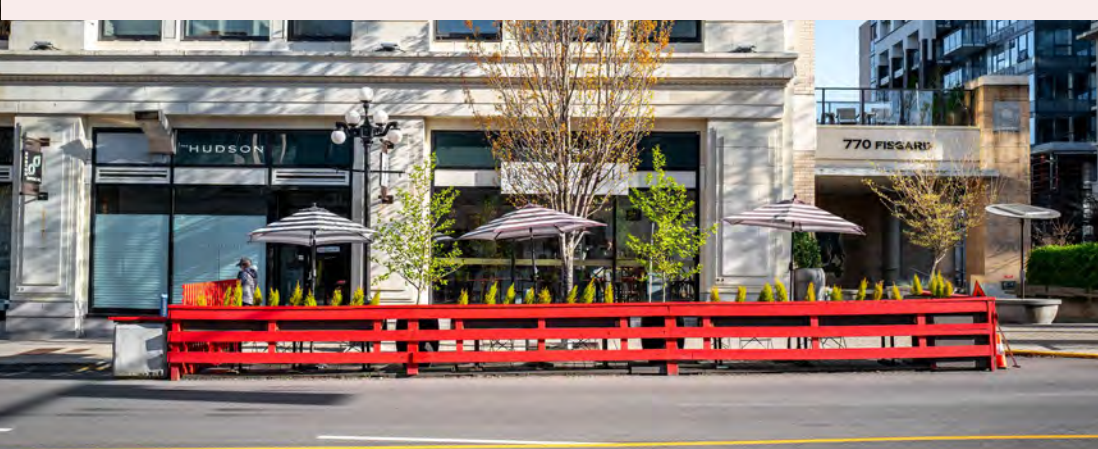
99 WALK SCORE

93 TRANSIT SCORE

99 BIKE SCORE



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 and Landmarks:

- Rabbit Rabbit
- Float House Victoria
- Castello Coffee
- Bangkok Modern Thai Cuisine
- PROVINCE OF BC
- HUDSON WALK ONE
- HUDSON WALK TWO
- THE HUDSON
- HUDSON PLACE ONE
- HUDSON MEWS
- HUDSON HOUSE
- Shizen Japanese Restaurant
- QV Cafe & Bakery
- Indian Aroma Restaurant
- YuaBistro
- Blue Nile African Restaurant
- 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
- Freshslice Pizza
- Tora Tiki
- Marilena Cafe & Raw Bar
- Rudi
- Tacofino
- Nubo Japanese Tapas
- Deco De Mode Beauty Clinic
- The Palms Restaurant
- Sukhothai Thai Spa
- 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

250 386 0001

Mitch Bryan

Associate

mitch.bryan@cbre.com

250 385 1225

CBRE Limited
800 Yates Street #110 | Victoria, BC
www.cbrevictoria.com



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