

FOR LEASE

858 SF RETAIL UNIT VIA HISTORIC KEYSTONE

2201 OAK BAY AVE, VICTORIA, B.C.



JACK ALLPRESS

Personal Real Estate Corporation
Senior Managing Director Investments
(604) 638-1975
JAllpress@MarcusMillichap.com

AMANDA BROGLIO

Associate
(604) 398-3818
Amanda.Broglio@MarcusMillichap.com

Marcus & Millichap

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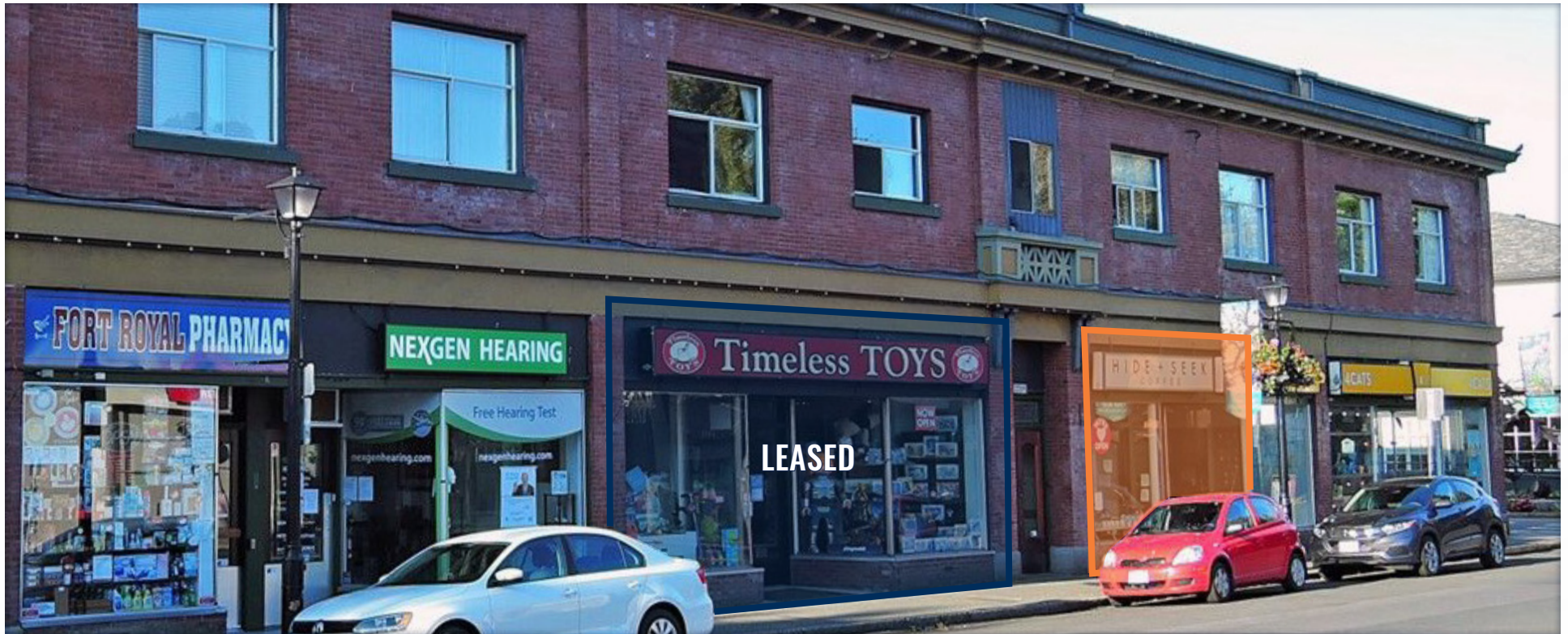
2201 OAK BAY AVE, VICTORIA, B.C.

Rare opportunity to lease a 858 square foot unit within the historic Bell Block building, ideally situated along the vibrant Oak Bay Avenue corridor and currently built-out as a cafe. This charming, character-rich property offers excellent visibility and access in one of Victoria's most sought-after neighborhoods. Perfect for boutique retail, professional services, or specialty uses looking to establish a presence in an established, high-traffic location.

Surrounded by an affluent residential community and thriving local businesses, this is a unique chance to grow your business within a landmark property.

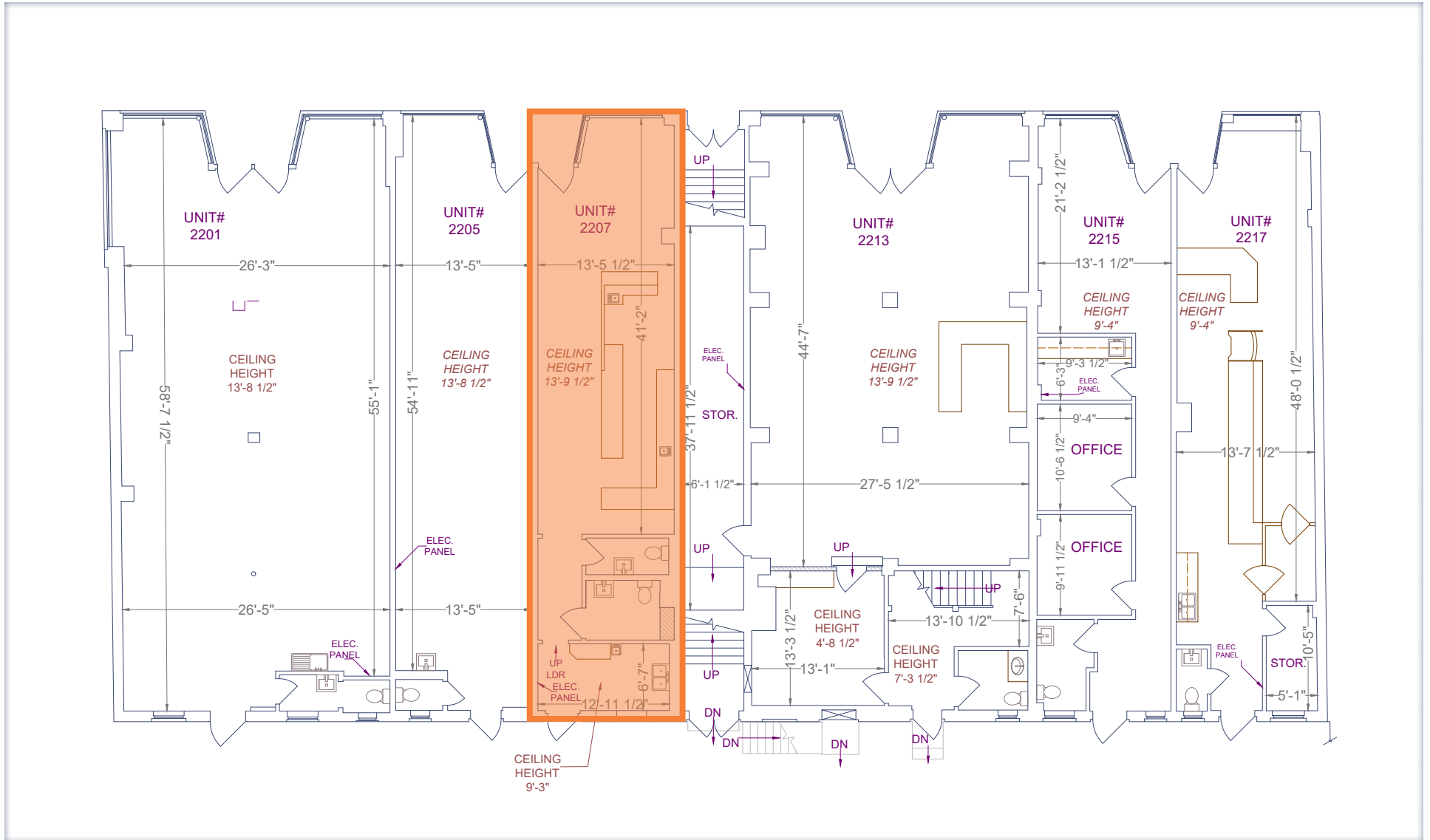
PROPERTY DETAILS

Municipal Address:	2201 Oak Bay Ave, Victoria, B.C. the "Subject Site"
Availability:	858 SF
Zoning:	C-3, Village Commercial Use
Timing:	Available July 2026
Asking Rent:	Contact Listing Agents
Additional Rent:	Contact Listing Agents



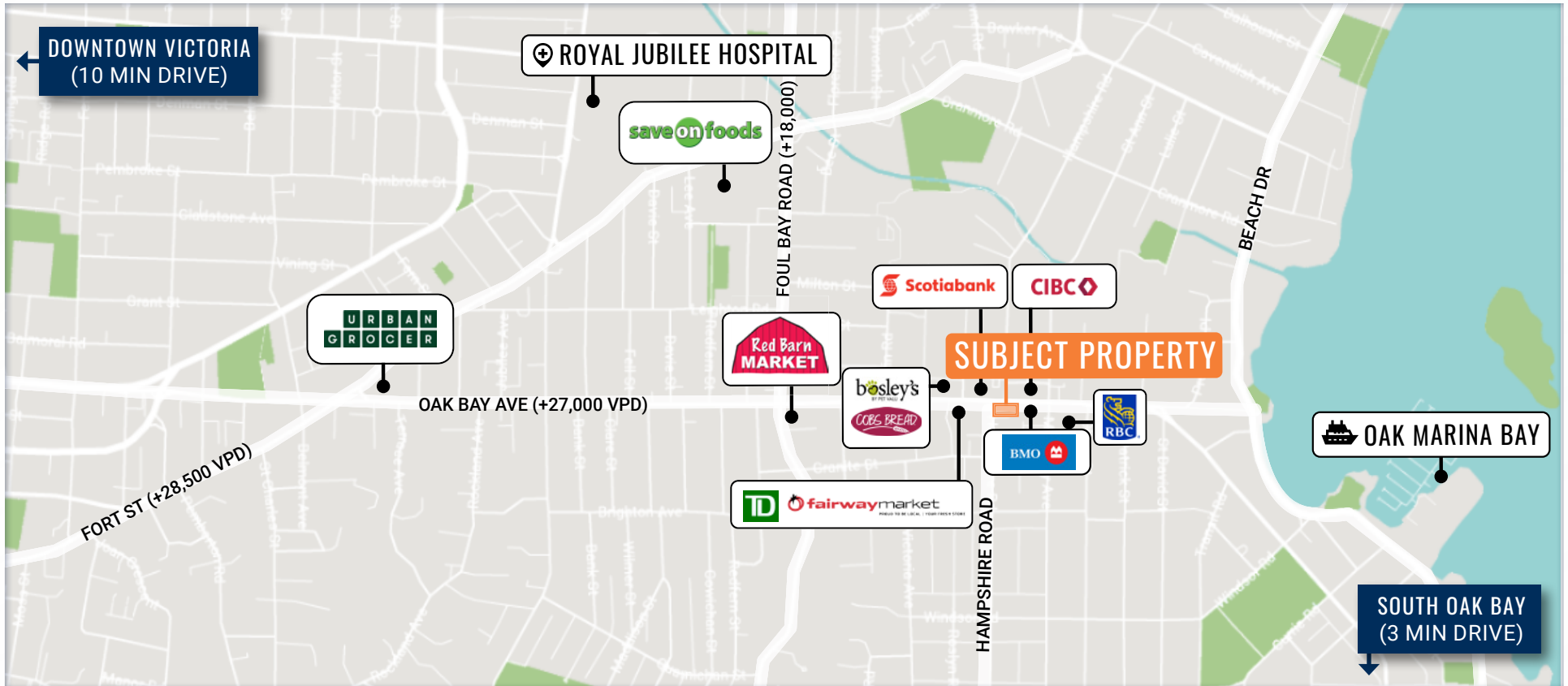
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SITE PLAN - 858 SF AVAILABLE



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LOCATION OVERVIEW



	5min drive-time	10min drive-time	15min drive-time
2024 Average Household Income	\$114,165	\$98,521	\$96,277
2024 Total Population	33,595	112,186	205,338
Population Growth (2024-2029)	3.7%	7.3%	7.2%
2024 Households	15,675	53,899	95,072



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Marcus & Millichap
1100 - 1111 West Georgia Street
Vancouver, B.C. V6E 4M3
(604) 638-2121

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