



Fully Occupied Retail Investment Opportunity

1002 Blanshard Street | Victoria, BC

FOR SALE

CBRE

The Offering

CBRE Victoria is pleased to present the exceptional opportunity to acquire a fully-tenanted retail investment at 1002 Blanshard Street in Victoria, BC. Situated on the high-traffic corner of Blanshard and Broughton Streets, this property boasts seven retail units with impressive storefront presence. The building offers 6,090 square feet of high-exposure, well-proportioned retail space. Investors will benefit from a stable and diversified tenant mix, excellent foot and vehicle traffic, and the potential for future redevelopment.

HIGHLIGHTS

- + Seven ground floor retail units
- + **Fully occupied** with a stable & diversified tenant mix
- + Prime **CBD zoning** & OCP designation
- + Ample flexibility for **future redevelopment**
- + Excellent foot & vehicle traffic
- + Proximity to several Victoria landmarks and attractions
- + **Small format retail** units that are seeing **high demand** in the market
- + Corner location at the **busy intersection of Blanshard & Broughton Streets**

ASKING PRICE

\$3,490,000

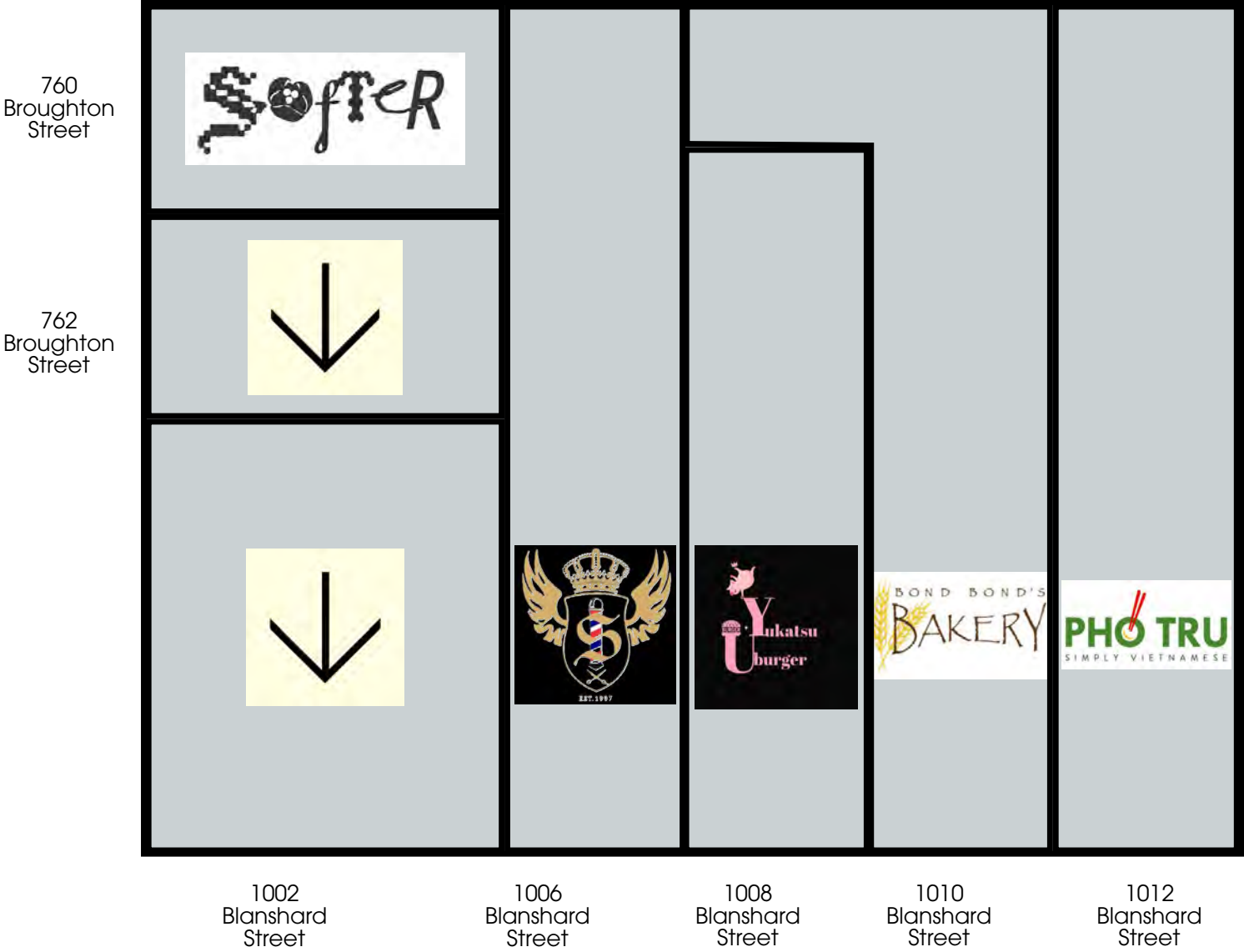


Details

Addresses	1002, 1006, 1008, 1010, 1012 Blanshard Street 760, 762 Broughton Street
PID	002-777-835
Building Size	6,090 SF
Site Size	5,400 SF
Year Built	1923
Zoning	Central Business District (CBD)
OCP Designation	Downtown Core

[View All Permitted Uses](#) 

[View OCP Designation](#) 



LEASE SUMMARY

CIVIC ADDRESS	760 Broughton Street	762 Broughton Street	1002 Blanshard Street	1006 Blanshard Street	1008 Blanshard Street	1010 Blanshard Street	1012 Blanshard Street
TENANT	Softer Drink	Cafe Tourist	Tourist Wine Bar	Sonu Haircut Victoria	Yukatsu & UBurger	Bond Bond's Bakery	Pho Tru
TOTAL AREA	450 SF	450 SF	900 SF	900 sF	1,180 SF	1,310 SF	900 SF
TERM EXPIRY	October 2029	June 2027	June 2027	June 2027	August 2027	June 2026	December 2028



311
Cruise Ship Visits*
2025

Total Cruise Spending (2023)*
\$214 Million

Approved or Under Construction Developments

Cruise Ship Dock

15 MIN WALK

Victoria Clipper Ferry

Legislative Assembly of BC

Black Ball Ferry

Harbour Air

Royal BC Museum

Fairmont Empress

The Bay Centre

Greater Victoria Public Library

Cineplex Odeon

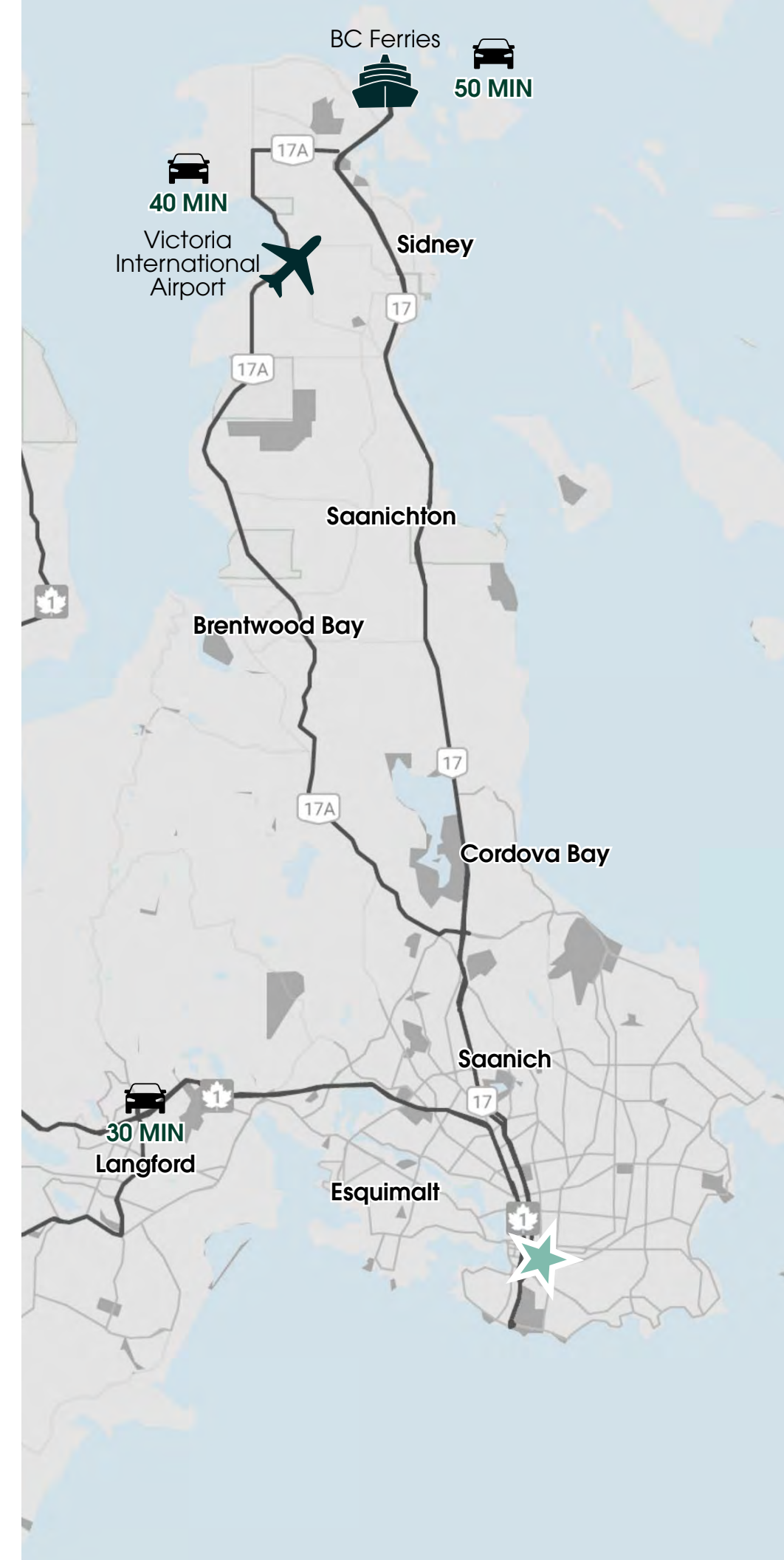
Capitol 6 Theatres

18
of Hotels in a 15Min radius

2.8 Million
Overnight Visitors
2023

Total Overnight Visitor Spending (2023)*
\$1.7 Billion

*Sources: Economic Impact of Tourism in Greater Victoria Report (destinationgreater victoria.com) & Greater Victoria Harbour Authority (gvha.ca)



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Contact Us

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