

FOR LEASE

The Falls - 869 Douglas Street, Victoria, B.C.

6,417 SF CORNER RETAIL UNIT IN DOWNTOWN VICTORIA



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OPPORTUNITY

Opportunity to lease a 6,417 square foot corner unit located on Douglas Street (Trans-Canada Highway), one of the main arteries through Victoria B.C.

The Falls, located in Victoria's downtown core just steps away from Victoria Harbour and Harbour Air, is a mixed-use commercial building consisting of two residential towers with 155 luxury residences.

SALIENT DETAILS

Address: 869 Douglas Street, Victoria, B.C.

Leasable Area: 6,417 SF

Timing: Immediate

Parking: 15 shared stalls

Existing Tenants: Browns Socialhouse, 7-Eleven

Zoning: CBD-2

Basic Rent: Please Contact Listing Agents

Additional Rent: Est. \$22.67

HIGHLIGHTS

 6,417 SF Prime Corner Retail Unit

 Centrally Located in Victoria's Downtown Core

 5-Minute Walk to Victoria Harbour

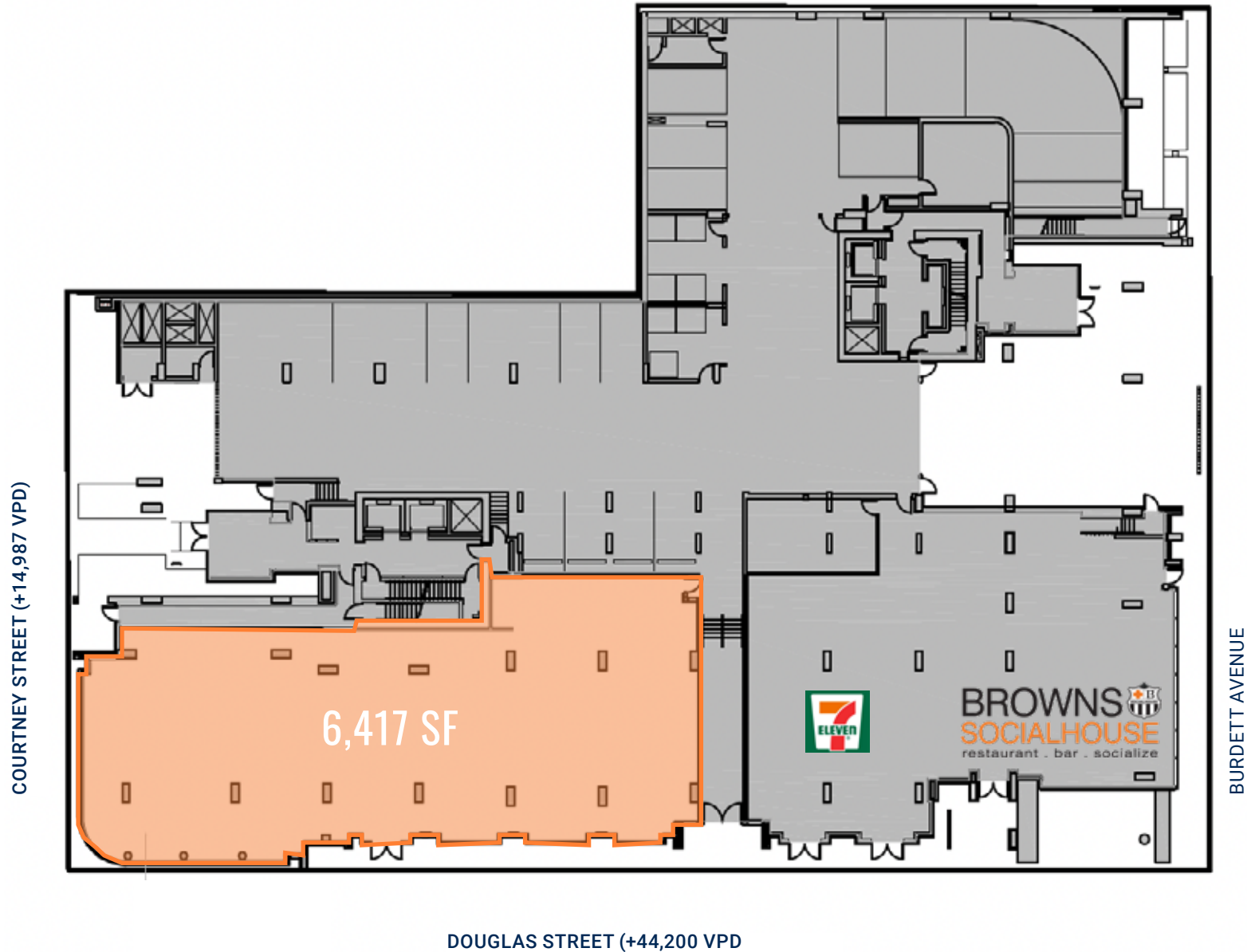
 Population of 22,573 with an Average Household Income of \$73,064.42 Within a 1 KM Radius



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SITE PLAN



LEGEND

- Restaurants/Drinks
- Retail
- Health/Fitness

1. **Subject Property**
2. Cactus Club Cafe
3. Earls
4. The Keg
5. Darcy's Pub
6. The Local
7. El Furniture Warehouse
8. Finn's Seafood Chops Cocktails
9. Fiamo Pizza & Wine Bar
10. Ferris' Upstairs Seafood & Oyster Bar
11. Lotus Pond Vegetarian
12. Il Terretto
13. The Drake Eatery
14. Whistle Buoy Brewing Co.
15. Canoe Brewpub
16. Herald St. Brew Works
17. **Rexall**
18. **TD Canada Trust**
19. **RBC Royal Bank**
20. **CIBC**
21. **The Bay Centre, The Bay, Sport Check, Winners**
22. **Shoppers Drug Mart**
23. **Patagonia**
24. **Arc'teryx**
25. **MEC**
26. **Lululemon & Limitless Training**
27. **Market Square (Shopping Mall)**
28. **Goodlife Fitness**
29. **Annex Fitness**
30. **Studio 4 Fitness**
31. **The YMCA-YWCA British Columbia**
32. **Crossfit LoLo**

2022 Demographics	1 KM	3 KM	5 KM
Population	22,573	98,253	176,696
Average Household Income	\$73,064.42	82,901.87	\$90,243.73
Proj. Pop. Growth (2022-2027)	11.6%	5.8%	5.1%



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