

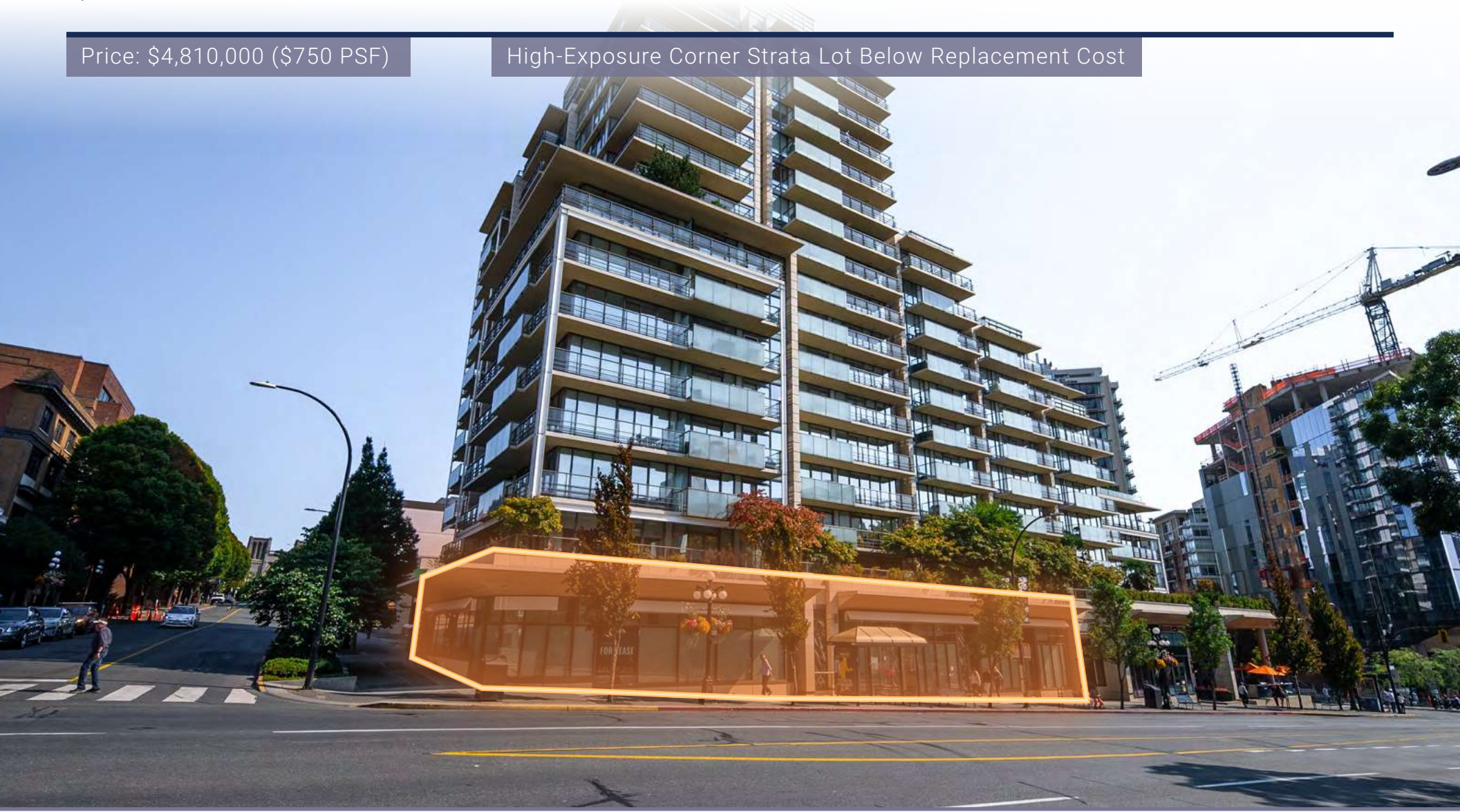
FOR SALE

869 Douglas Street, Victoria, B.C.

6,417 SF CORNER RETAIL STRATA UNIT IN THE HEART OF DOWNTOWN VICTORIA

Price: \$4,810,000 (\$750 PSF)

High-Exposure Corner Strata Lot Below Replacement Cost



Marcus & Millichap

OPPORTUNITY

Marcus & Millichap REIS Canada Inc. is pleased to present the opportunity for an owner-user to acquire a highly visible corner strata retail unit at 869 Douglas Street, Victoria, B.C. (the "Subject Property"). The Subject Property is a 6,417 SF ground floor corner strata lot, fronting Douglas Street (Highway 1 / Trans-Canada Highway) in downtown Victoria. The unit is priced well below replacement cost and further benefits from on-site shared parking, its location beneath The Falls (two residential towers totaling 155 residential units), and strong adjacent co-tenancies, Browns Socialhouse and 7-Eleven.

SALIENT DETAILS

Address:	869 Douglas Street, Victoria, B.C., V8W 2B9
PID:	027-962-601
Legal Description:	STRATA LOT 2, PLAN VIS6797, VICTORIA LAND DISTRICT, OF LOTS 95, 96, 97, 98 & 104, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Zoning:	CBD-2 - Central Business District-2, CBD-2 - Site Specific - Cental Business District-2 - Site Specific Regulations
Community Plan(s):	OCP: Core Business, NCP: Neighbourhood Plan: Downtown, not in ALR
Year Built:	2009
Saleable SF:	6,417 SF
Parking:	9 Limited Common Property Stalls* 6 Shared Common Property Stalls**
Additional Rent:	Est. \$22.67 PSF
Property Taxes (2025):	\$114,407.83
Price:	\$4,810,000 (\$750 PSF)

*Exclusive-use stalls allocated to the commercial section under the strata plan.

**Long-term metered parking for use by both residential and commercial sections.



HIGHLIGHTS



Immediate Lease / Owner-Occupier Opportunity

Prime corner strata unit comprised of 6,417 SF.



Priced Below Replacement Cost

The Subject Property is offered at a price point well below its current replacement cost.



High Visibility & On-Site Parking

Located on Douglas Street (a key Trans-Canada Highway artery with over 14,900 vehicles per day), this corner unit offers excellent exposure and 15 on-site shared parking stalls.



Flexible Downtown Zoning (CBD-2)

Downtown (CBD) zoning is intentionally permissive, supporting a wide range of professional uses including medical, pharmacy, physiotherapy, and wellness.



Prestigious Downtown Core Location

Located steps from the Inner Harbour and major landmarks, within a mixed-use development that includes 155 residential units.

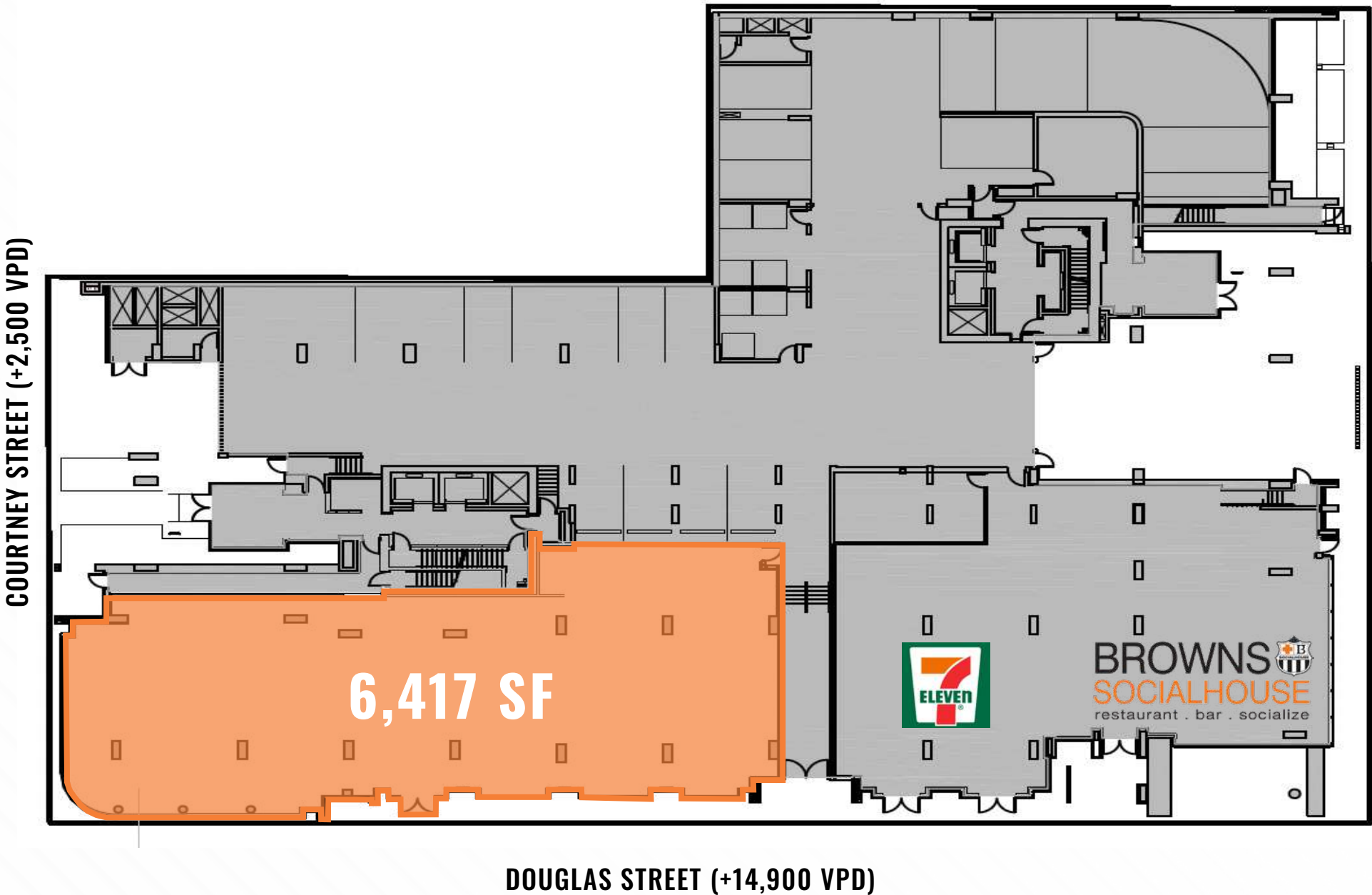


Exceptional Accessibility

Prime downtown location fronting Douglas Street/Highway 1, with immediate access to major public transit routes via Capital City Station (Victoria's primary downtown transit hub), and key pedestrian corridors connecting to the city's civic, tourism, and commercial districts.



STRATA PLAN



LOCATION OVERVIEW

The Subject Property is ideally positioned for a wide range of professional uses, offering a highly visible downtown location fronting Douglas Street, the central artery of the Trans-Canada Highway. The site combines excellent vehicular exposure with strong pedestrian activity and seamless access to public transit, parking, and nearby cycling routes. Surrounded by office towers, government services, and daily amenities such as the Bay Centre, pharmacies, banks, and cafés, the location supports consistent year-round activity, making it a convenient and centralized location within Victoria's downtown core.

LEGEND

- 1. Victoria Conference Centre
- 2. Fairmont Empress
- 3. Victoria Harbour Ferry
- 4. Greater Victoria Public Library
- 5. Rexall
- 6. Lululemon
- 7. RBC Royal Bank
- 8. TD Branch
- 9. Cactus Club
- 10. The Bay Centre
- 11. CIBC
- 12. Earls Kitchen + Bar
- 13. Shoppers Drug Mart

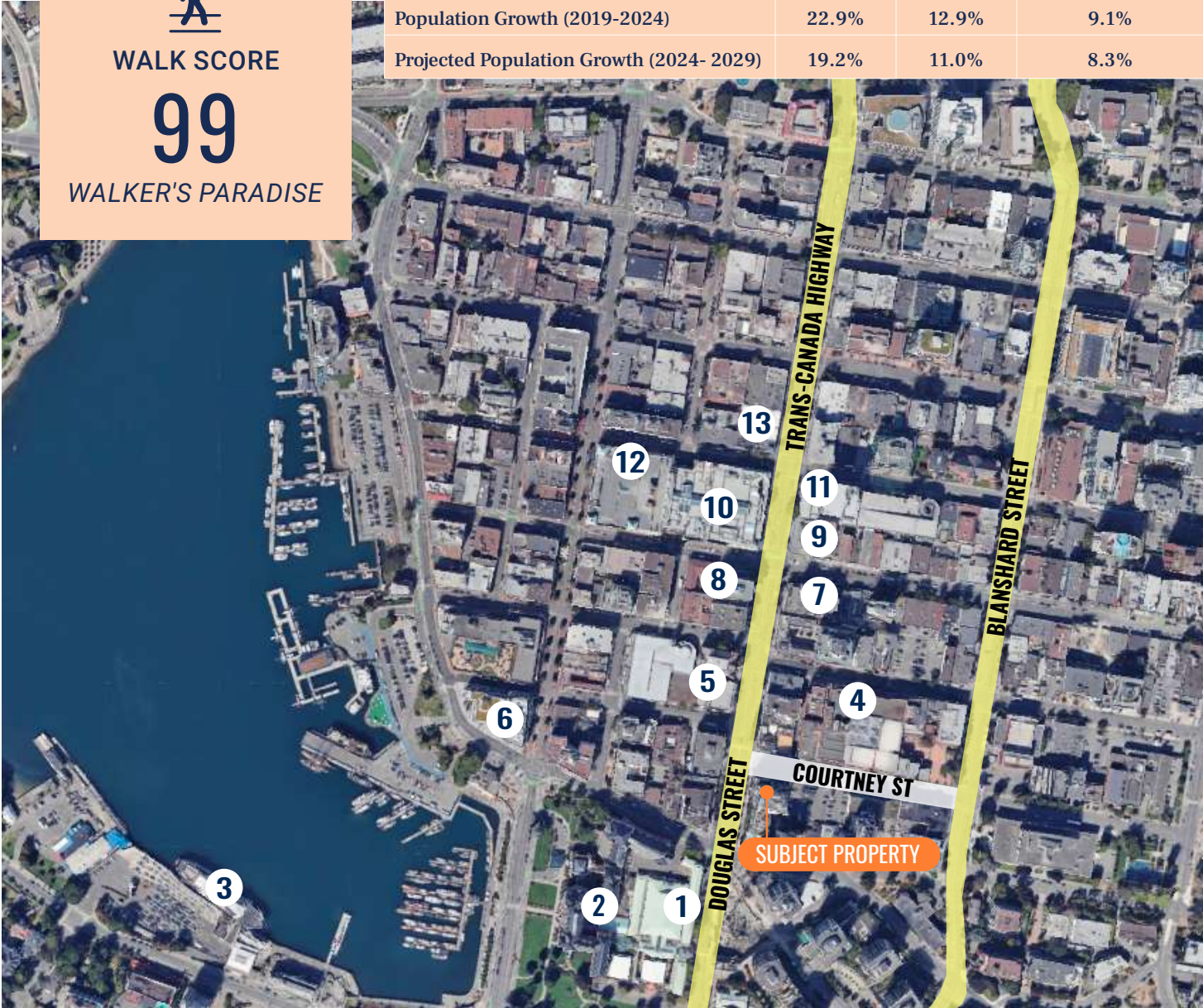


WALK SCORE

99

WALKER'S PARADISE

Demographics	1KM	2KM	Victoria
Population (2024 Estimated)	25,020	64,812	102,499
Average Household Income	\$90,996	\$95,318	\$100,043
Population Growth (2019-2024)	22.9%	12.9%	9.1%
Projected Population Growth (2024- 2029)	19.2%	11.0%	8.3%



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