

WHERE VICTORIA'S BEST NEIGHBOURHOODS CONNECT

**NEST**  
ON UPPER YATES

**HIGH EXPOSURE  
RETAIL FOR SALE**  
1104 YATES STREET, VICTORIA

**JOIN  
POPEYES**

**PIZZA  
PIZZA**

**Families**  
REAL ESTATE

**LAST UNIT  
REMAINING!**



**WILLIAM | WRIGHT**

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# NEST

ON UPPER YATES

NEST is a boutique 12-storey mixed-use development located at the corner of Cook and Yates. Created by Chard Development, NEST sits at the intersection of Victoria's best neighbourhoods - Fernwood, Fairfield and Downtown. NEST includes 107 condominium homes above 4 high exposure retail units and a second storey childcare space.



## + THE OPPORTUNITY

William Wright Commercial is pleased to present the last of four brand new, highly desirable retail units in "The Nest", in Victoria's fastest growing neighbourhood, Harris Green. With a daily drive-by volume of more than 10,000 vehicles, 1104 Yates is ideally positioned at a high visibility intersection with ample frontage and windows on two sides facing south and east along Yates Street. Unit can be updated to support food service.

Secure the final available unit alongside Families Nail Art, Pizza Pizza, and Popeye's Chicken. One underground parking stall included with ample additional commercial parking available short- and long-term. Also available for lease, see MLS #1007601. Call or email today for more details.



## + RETAIL FEATURES



± 15' CEILING HEIGHTS



FLOOR TO CEILING WINDOW  
GLAZING



AMAZING RETAIL EXPOSURE AT  
COOK AND YATES STREET



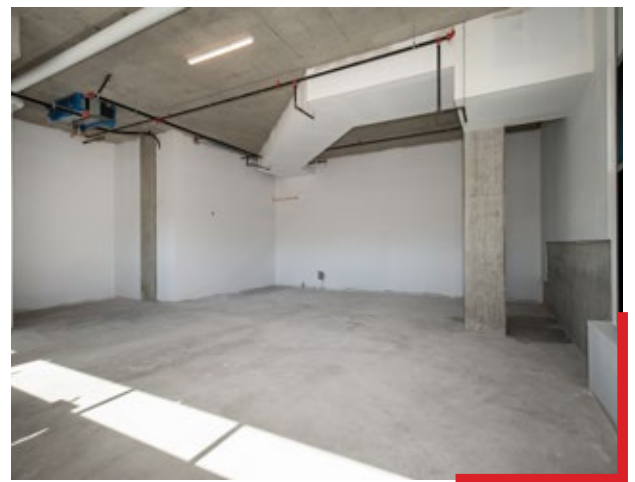
SELECT UNITS HAVE BASE  
BUILDS TO SUPPORT A CAFÉ/  
RESTAURANT



100+ UNDERGROUND  
COMMERCIAL PARKING STALLS



VISUAL RENDERING ONLY





SIZE	PARKING	ZONING	PROPERTY TAXES	STRATA FEES	PID	LEGAL DESCRIPTION	PRICE
± 1,061 SF	1 Stall	CD-16 (DA1)	\$12,205.93	\$225.91	032-312-415	STRATA LOT 4 LOTS 1054, 1055, 1063, 1064, AND 1065 VICTORIA CITY DISTRICT STRATA PLAN EPS10133 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V	\$796,000



POPULATION IN  
GREATER VICTORIA

**397,231**



BUSINESSES IN VICTORIA

**11,300+**



WALK SCORE

**97**



BIKE SCORE

**97**



TRANSIT SCORE

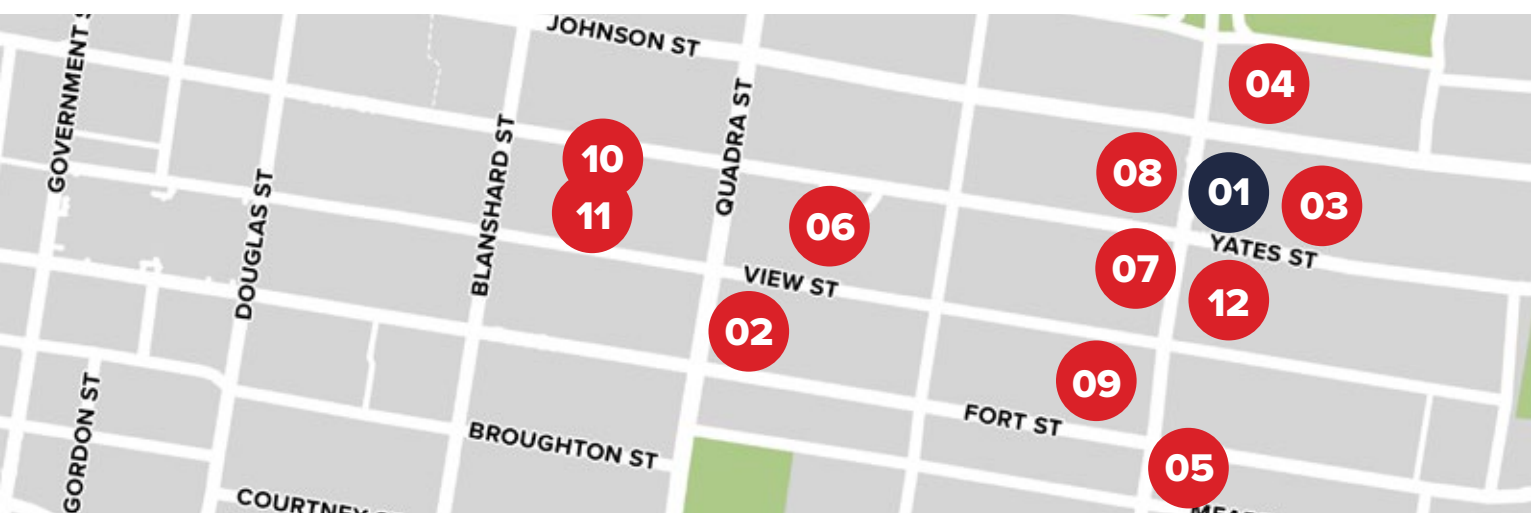
**86**



## EVERYTHING RIGHT OUTSIDE YOUR DOOR

Located on the edge of the downtown core with great vehicle access and walkability. Street parking as well as short and long term parking available underground.





- 01 1104 Yates Street  
NEST
- 02 930 Fort Street
- 03 1115 Johnson Street  
Haven
- 04 1105 Pandora Avenue  
The Wade
- 05 1033 Cook Street  
Black and White
- 06 900 Yates Street  
Harris Green Village
- 07 1000 Yates Street  
Harris Green Village
- 08 1050 Yates - Chard  
Development Site
- 09 1150 Cook Street  
The Mod
- 10 845 Johnson Street  
Vivid at the Yates
- 11 848 Yates Street  
Yates on Yates
- 12 1101 Yates Street  
BCGEU Development Site

## AREA DEVELOPMENTS IN THE GROWING CITY



## FOR MORE INFORMATION CONTACT

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