

WHERE VICTORIA'S BEST NEIGHBOURHOODS CONNECT

NEST
ON UPPER YATES

**HIGH EXPOSURE
RETAIL FOR LEASE**
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 presents the rare opportunity to lease the highly desirable retail units in Victoria's fastest growing neighbourhood, Harris Green. With a daily volume of more than 10,000 vehicles, NEST is ideally positioned at a high visibility intersection with retail frontage along both Cook and Yates Street. NEST features four retail units ranging from 1,061 – 2,356 SQFT and located just steps away from everything.

Exceptionally designed by Chard Development, these small and efficient retail units accommodate a wide range of businesses, complete with a corner unit offering a high exposure patio opportunity for a unique neighbourhood benchmark restaurant. Surrounded by residential developments on every corner, NEST offers the most highly desirable retail opportunity on Vancouver Island.



+ 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



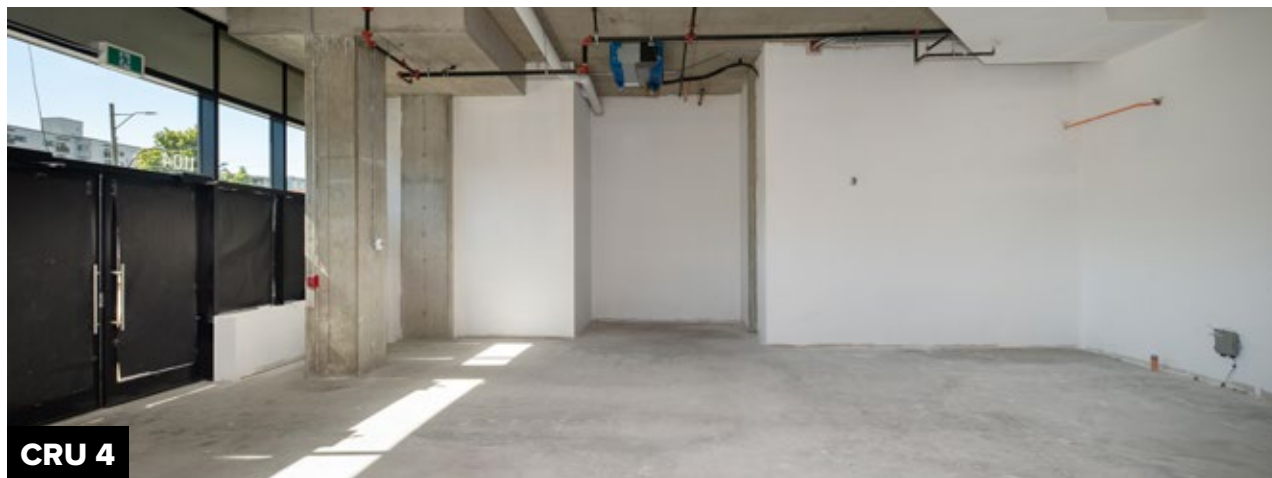
100+ UNDERGROUND
COMMERCIAL PARKING STALLS



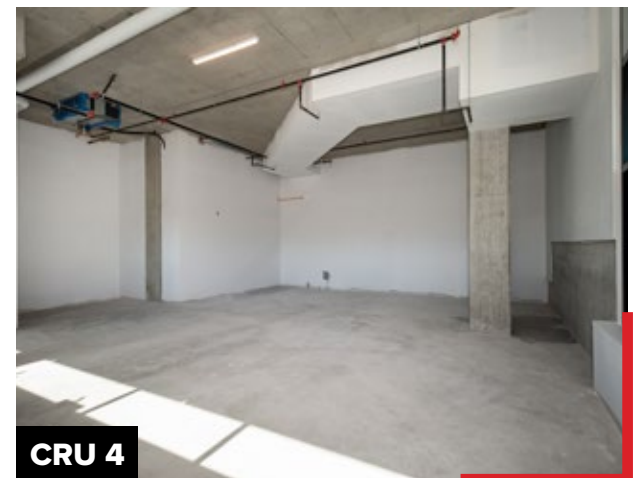
VISUAL RENDERING ONLY



CRU 4



CRU 4



CRU 4



CRU 4



CRU 4



LAST UNIT REMAINING!

UNIT #	SIZE (SQFT)	PARKING STALLS	LEASE RATE	ADD. RENT	PATIO (SQFT)
CRU 1 LEASED	1,401	1			
CRU 2 LEASED	1,107	1			
CRU 3 LEASED	2,356	2			600*
CRU 4 (1104 YATES ST)	1,061	1	\$36/FT	\$18.64/FT	

*PATIO SQFT NOT INCLUDED IN THE UNIT SIZE



POPULATION IN
GREATER VICTORIA

397,231



BUSINESSES IN VICTORIA

11,300+



WALK SCORE

97



BIKE SCORE

97



TRANSIT SCORE

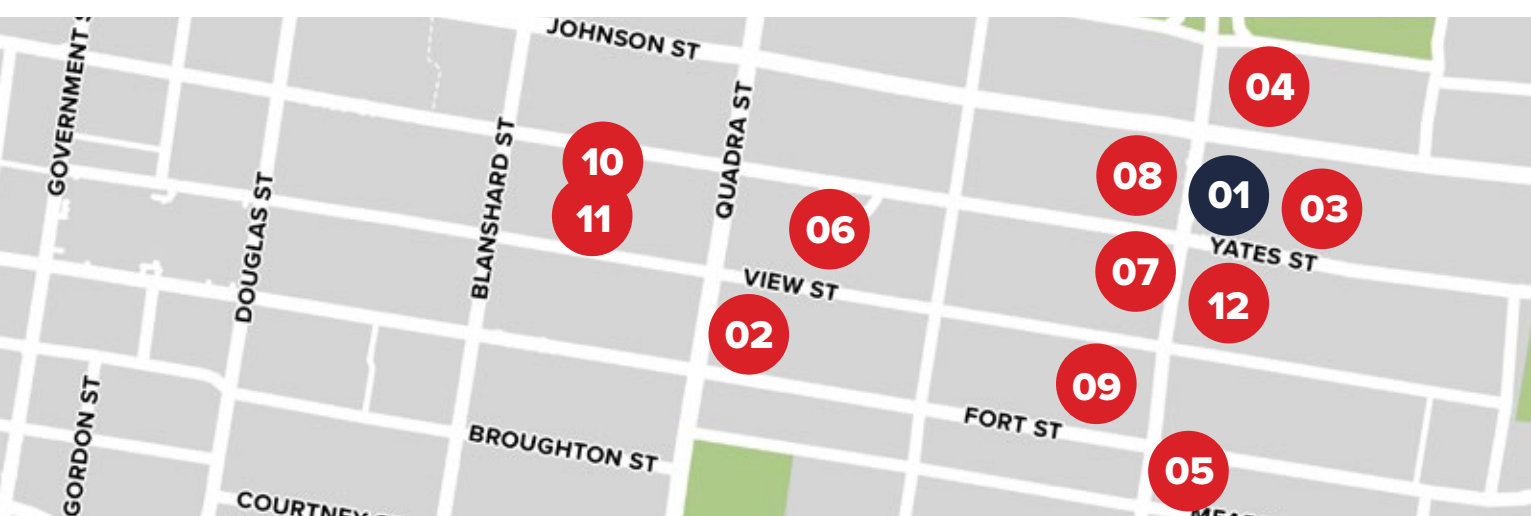
86



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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