

Flagship Retail Opportunity



CRU 11 - 1701 Douglas Street / Victoria, BC

FLAGSHIP RETAIL OPPORTUNITY

CRU 11 - 1701 DOUGLAS STREET

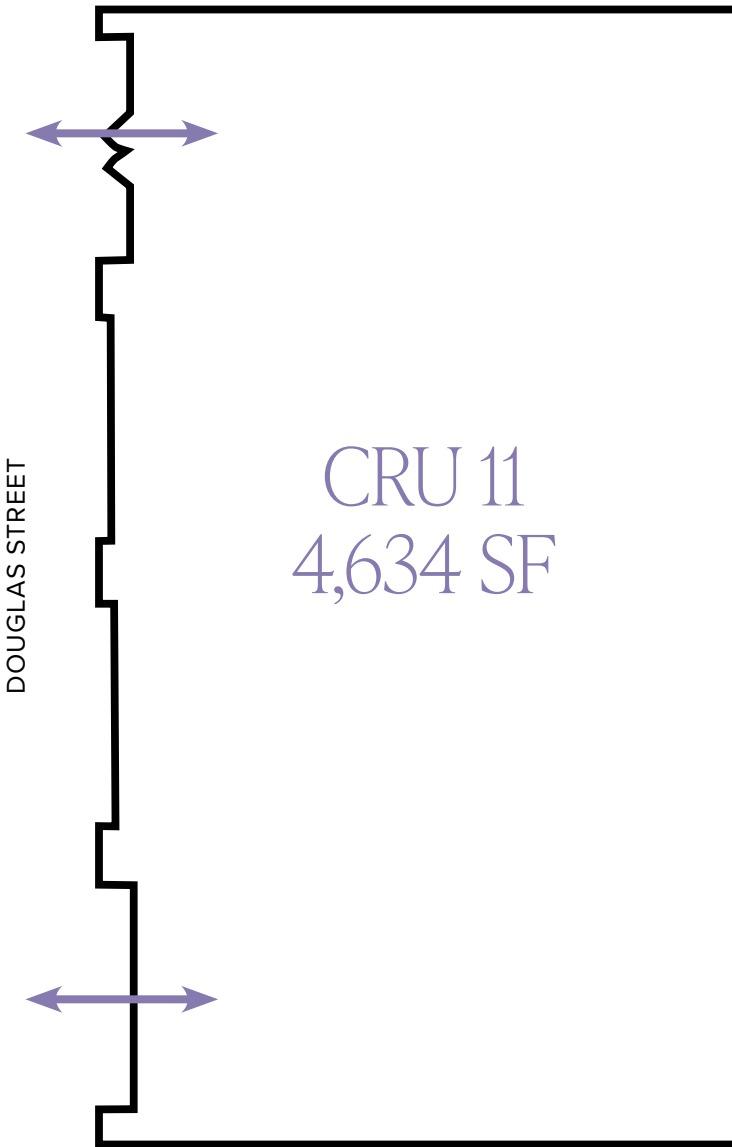
Details

Size	4,634 SF*
Lease Rate	Contact Listing Agents
Additional Rent	\$14.74 PSF
Available	Immediately
Zoning	CBD-2: Central Business District 2 - Site Specific
Parking	170 stalls

Highlights

- ✓ Highway 1 & Douglas Street exposure
- ✓ 75 feet of frontage (approx.)
- ✓ 20,000+ average daily traffic
- ✓ Incredible signage potential on one of Victoria's most recognizable buildings
- ✓ 1,000 residences within the Hudson District

*ADDITIONAL SPACE MAY BE AVAILABLE DEPENDING ON TENANT USE.



SITE PLAN



Available Units

- THE HUDSON
 - UNIT 11 (RETAIL)
 - UNIT 10 (RETAIL)
- HUDSON MEWS
 - UNIT 110 (OFFICE)
- HUDSON HOUSE
 - UNIT 101 (RETAIL)

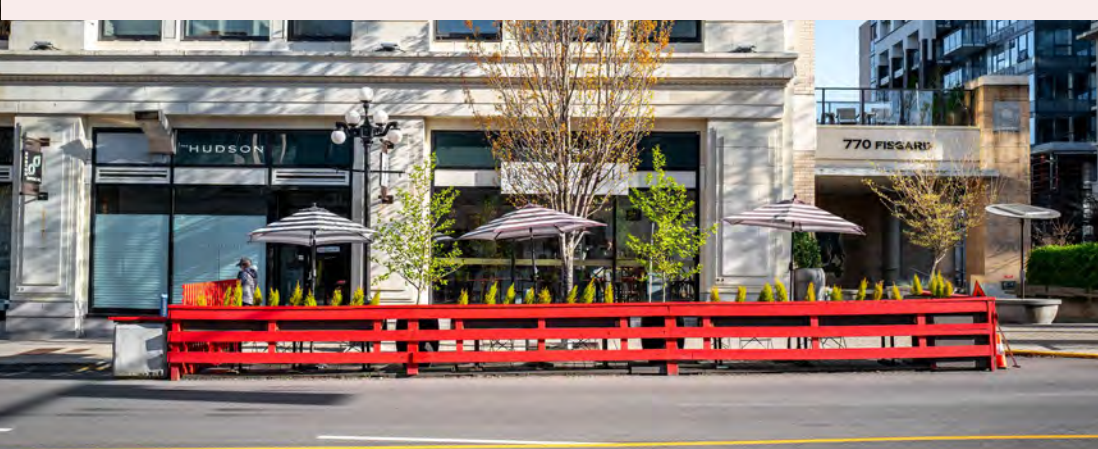
99 WALK SCORE

93 TRANSIT SCORE

99 BIKE SCORE



THE NEIGHBOURHOOD



The people - 1km radius

17,580	3,849	72.5%
Population	Households	Labour force participation
\$79,312	56.8%	39.3%
Avg. Household Income	Of population between ages 20-44	Education University Degree

Streets: GOVERNMENT STREET, DOUGLAS STREET, PANDORA AVENUE

Buildings: HUDSON WALK ONE, HUDSON WALK TWO, HUDSON PLACE ONE, HUDSON MEWS, HUDSON HOUSE, PROVINCE OF BC

Restaurants & Cafes: Rabbit Rabbit, Float House Victoria, Castello Coffee, Bangkok Modern Thai Cuisine, Shizen Japanese Restaurant, QV Cafe & Bakery, Indian Aroma Restaurant, YuaBistro, Blue Nile African Restaurant, Bao, Red Mirror Salon, Sura Korean GrillHouse, The Cozy Place, Green Leaf Vietnamese Bistro, 70'EES Pizza, Island Poke, Golden City Restaurant, Freshslice Pizza, Tora Tiki, Marilena Cafe & Raw Bar, Rudi, Tacofino, Nubo Japanese Tapas, The Palms Restaurant, Deco De Mode Beauty Clinic, Sukhothai Thai Spa

Other Amenities: Zuma Ultimate Martial Arts, Island Tempo School of Music, Hands On Pottery, Victoria Children's Centre Daycare



HUDSON PLACE ONE

HUDSON WALK TWO

HUDSON WALK ONE

HUDSON HOUSE

HUDSON MEWS

THE HUDSON

For Leasing Opportunities

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TOWNLINE

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