

For Lease

541 Fisgard St + Courtyard
Victoria, BC

HISTORIC RETAIL/RESTAURANT SPACE IN CHINATOWN WITH
LARGE REAR COURTYARD



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**AVISON
YOUNG**

541

Fisgard Street

RENTABLE AREA

1,414 SF Main Level + 848 SF Mezzanine

NET RENT

Starting at \$38.00 per SF (main level only)

ADDITIONAL RENT

\$10.06* per SF (2022 est.)

**applied to main level and mezzanine*

AVAILABILITY

Immediate

COURTYARD

1,895 SF exterior + 206 SF washrooms
(available with 541 Fisgard or separately)

Opportunity Highlights



High traffic counts year-round for locals and tourists alike



Beautiful frontage in iconic Chinatown heritage building



Ample natural light via large storefront windows



Prominent signage opportunity along popular shopping corridor



Exposed brick and timber beams throughout building



Mezzanine area above main level for storage/staff use



Area is easily accessible via foot, bike, bus, and car

The Opportunity

Space available in iconic heritage building at the center of Victoria's historic Chinatown. This unique slice of Victoria's downtown core is highly sought-after due to its high foot-traffic counts for both locals and tourists, as well as its rich character and history. As a part of North America's longest standing Chinatown, the subject building is a pivotal piece of the historic fabric of Victoria. The subject premises are well suited to a variety of restaurant, bar, lounge, retail, and service businesses.

Examples of thriving businesses in the area include Bean Around the World, La Roux Patisserie, Silk Road Tea, Don Mee, The Bubble Tea Place, Fisgard Market, Wah Lai Yuen Bakery, Moe's Home Victoria, and Fan Tan Home & Style.

541 Fisgard St (interior)



Courtyard (rendering)



**Walkers
Paradise**

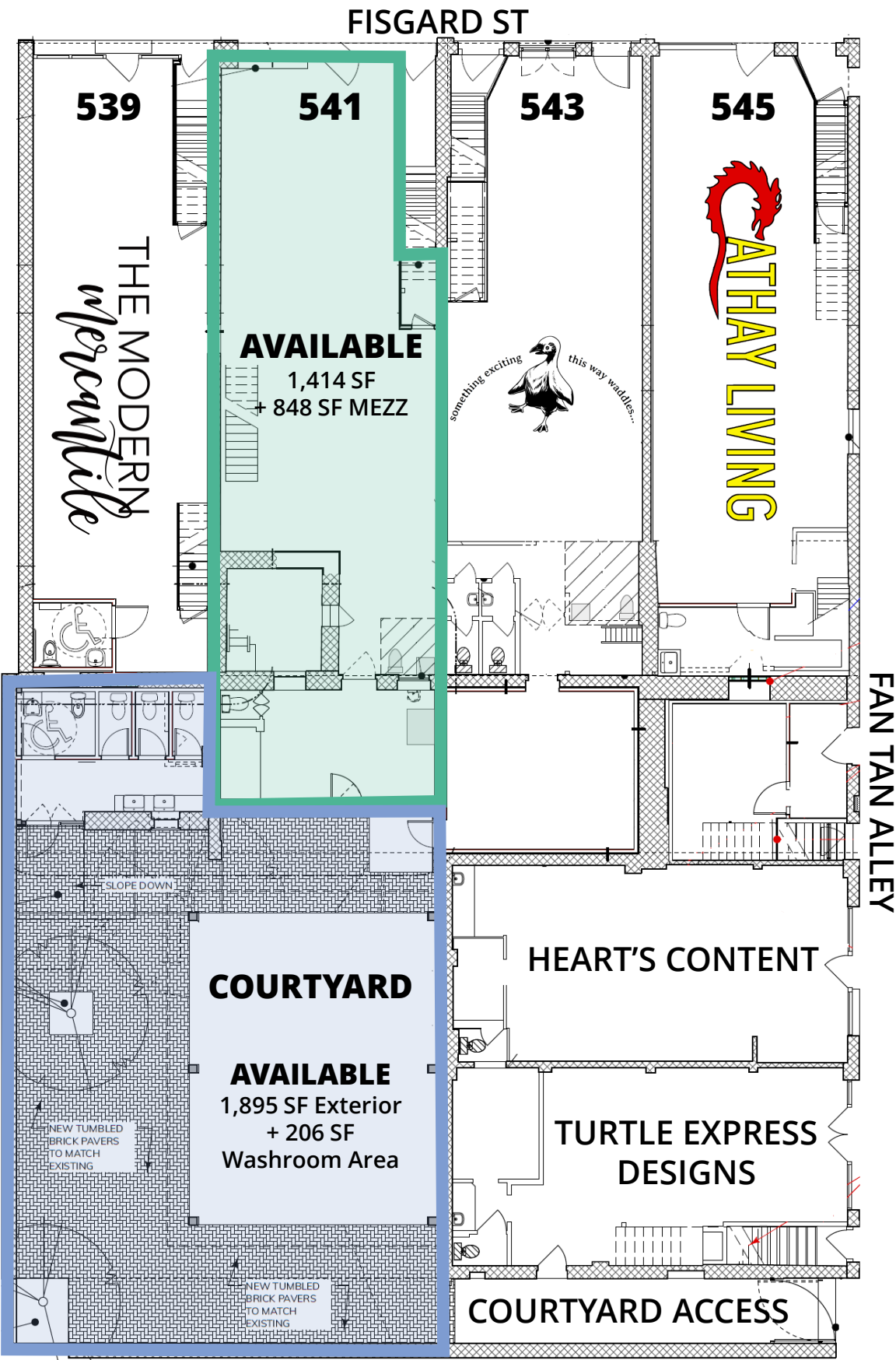


**Excellent
Transit**



**Very
Bikeable**

Site Plan



Local Area Highlights

- | | |
|-------------------------------|------------------------------|
| 1. Fan Tan Alley | 11. Herald Street Brew Works |
| 2. Bean Around the World | 12. Jam Café |
| 3. La Roux Patisserie | 13. Brasserie L'Ecole |
| 4. Fan Tan Home & Style | 14. QV Café & Bakery |
| 5. Upgrade Labs | 15. Silk Road Tea |
| 6. The Bubble Tea Place | 16. Varsha Indian Kitchen |
| 7. Little Yunan | 17. Virtuous Pie |
| 8. Wah Lai Yuen Bakery | 18. Mountain Equipment Co-op |
| 9. Shizen Japanese | 19. Lululemon |
| 10. Union Pacific Coffee Shop | 20. Market Square |



Contact us for more information

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