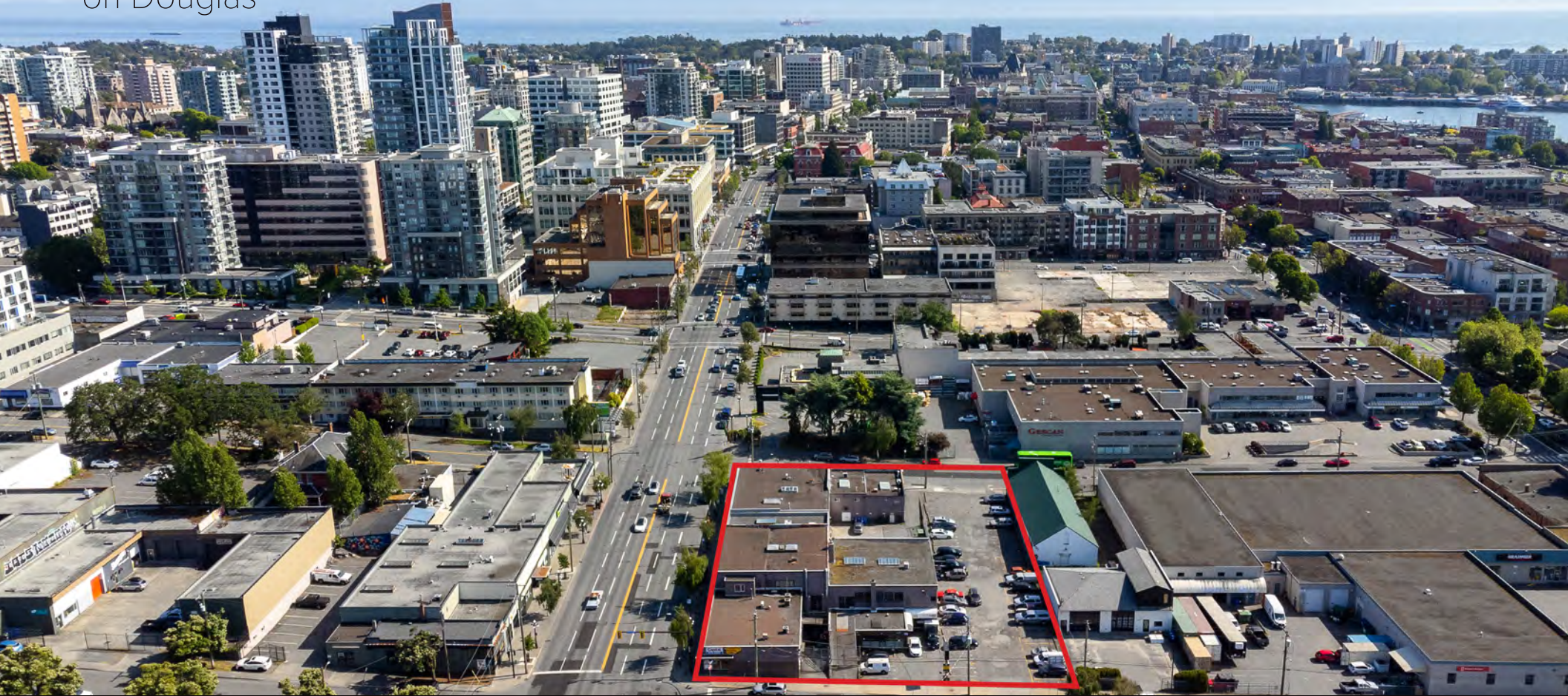


**2014/2016 - 2000 DOUGLAS STREET, VICTORIA**  
HIGH EXPOSURE RETAIL SPACE

**FOR  
LEASE**

**MERCANTILE**  
on Douglas



**WILLIAM | WRIGHT**

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# MERCANTILE

on Douglas

The Mercantile on Douglas is a mixed-use multi-tenanted commercial property located at the Northern edge of the downtown core, home to well known local businesses such as Discovery Coffee and Yonni's Doughnuts. The building is set to undergo exterior upgrades, benefiting all existing and future tenants at this location.

## LOT SIZE

Upper: ± 2,413 SF

Lower: ± 2,413 SF

Total: ± 4,826 SF

## BASIC RENT

Upper: \$20.00 / SF

Lower: \$14.00 / SF

## ADDITIONAL RENT

\$8.56 / SF

## AVAILABLE

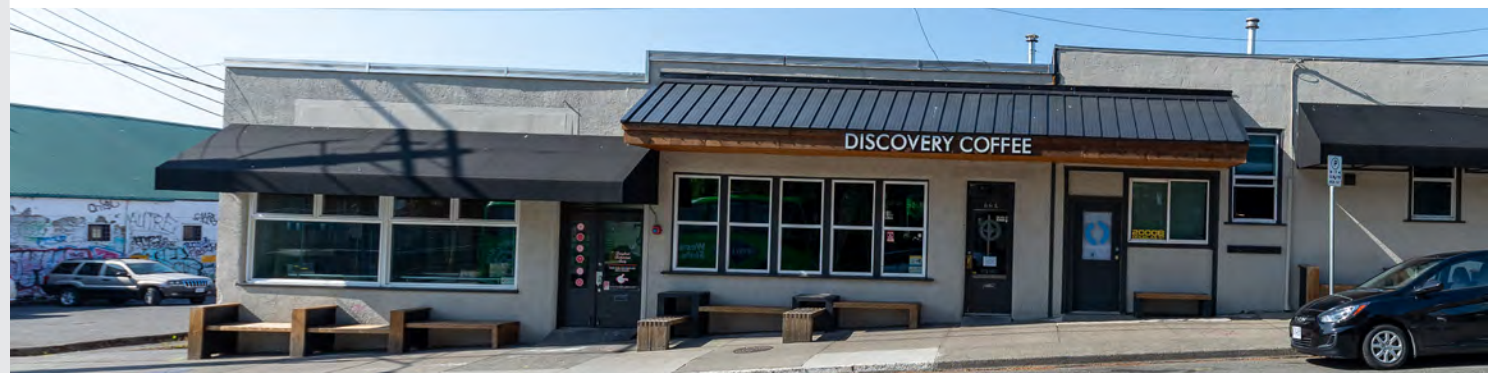
Immediately

## PARKING

Free street parking and monthly rental available

## ZONING

M-1 & M2-I Zone



## + THE OPPORTUNITY

Offering high exposure retail space fronting Victoria's major thoroughfare, Douglas Street. Open concept retail space, ample parking, and extensive retail glazing make this space an attractive option for a wide range of businesses. The property is located within close proximity to Victoria's downtown core and boasts triple frontage on Douglas Street, Pembroke Street, and Discovery Street. The property has high traffic count exposure and is surrounded by complementary uses in every direction, offering a desirable opportunity for your business to flourish in.



## + FEATURES

FLEXIBLE FLOOR LAYOUTS  
TO ACCOMMODATE VARIOUS  
SIZES

LARGE WINDOW GLAZING IN  
RETAIL UNITS

AMAZING RETAIL EXPOSURE  
ONTO DOUGLAS STREET

UNITS RANGING FROM  
+/- 2,413 - 4,826 SQFT

EXTERIOR UPGRADES  
COMING SOON

FLEXIBLE ZONING FOR A WIDE  
VARIETY OF USES

AMPLE FREE STREET PARKING





## + DEVELOPMENTS

- 1** 540 Unit  
Proposed Development  
Chard Developments
- 2** 278 Unit  
Proposed Development  
Nicola Wealth
- 3** 3 Tower  
Proposed Development  
Reliance Properties
- 4** 120 Unit  
Proposed Development  
Lefevre Group



## + LOCATION

There are a number of new developments that will provide commercial and residential growth to the neighbourhood. This rapidly expanding area is going to become another one of Victoria's most densely populated areas. The location graphic shows the many developments happening within a two block radius, which will add even more residential density to the area!

## + FOR MORE INFORMATION CONTACT

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