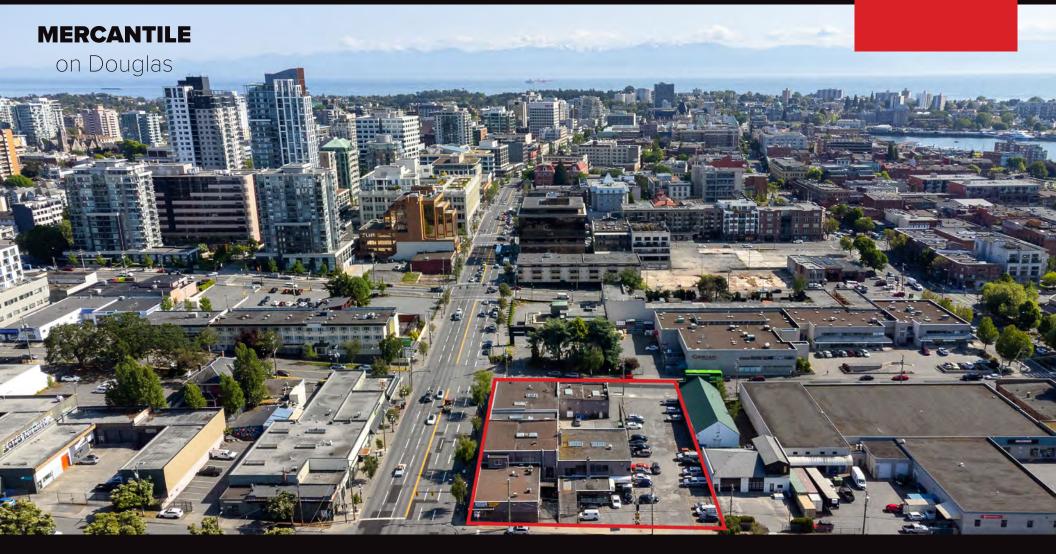
## 2014/2016 - 2000 DOUGLAS STREET, VICTORIA HIGH EXPOSURE RETAIL SPACE

# FOR LEASE





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# WILLIAM | WRIGHT

# **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









## + 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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## + DEVELOPMENTS

#### 540 Unit

1

2

4

Proposed Development Chard Developments

#### 278 Unit

Proposed Development Nicola Wealth

#### 3 Tower

3 Proposed Development Reliance Properties

## 120 Unit

Proposed Development Lefevre Group



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