



102 - 546 YATES STREET, VICTORIA FOR SUBLEASE

HIGH EXPOSURE DOWNTOWN VICTORIA RETAIL UNIT

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WILLIAM | WRIGHT

FOR SUBLEASE

102 - 546 Yates Street

Salient Facts

Size

± 5,760 SF

Basic Rent

\$21.00/FT

Additional Rent

\$11.18/FT

Remaining Term

Until January 31, 2031

Zoning

OTD-1 (Old Town District 1)

Year Built

1975

Available

Immediately

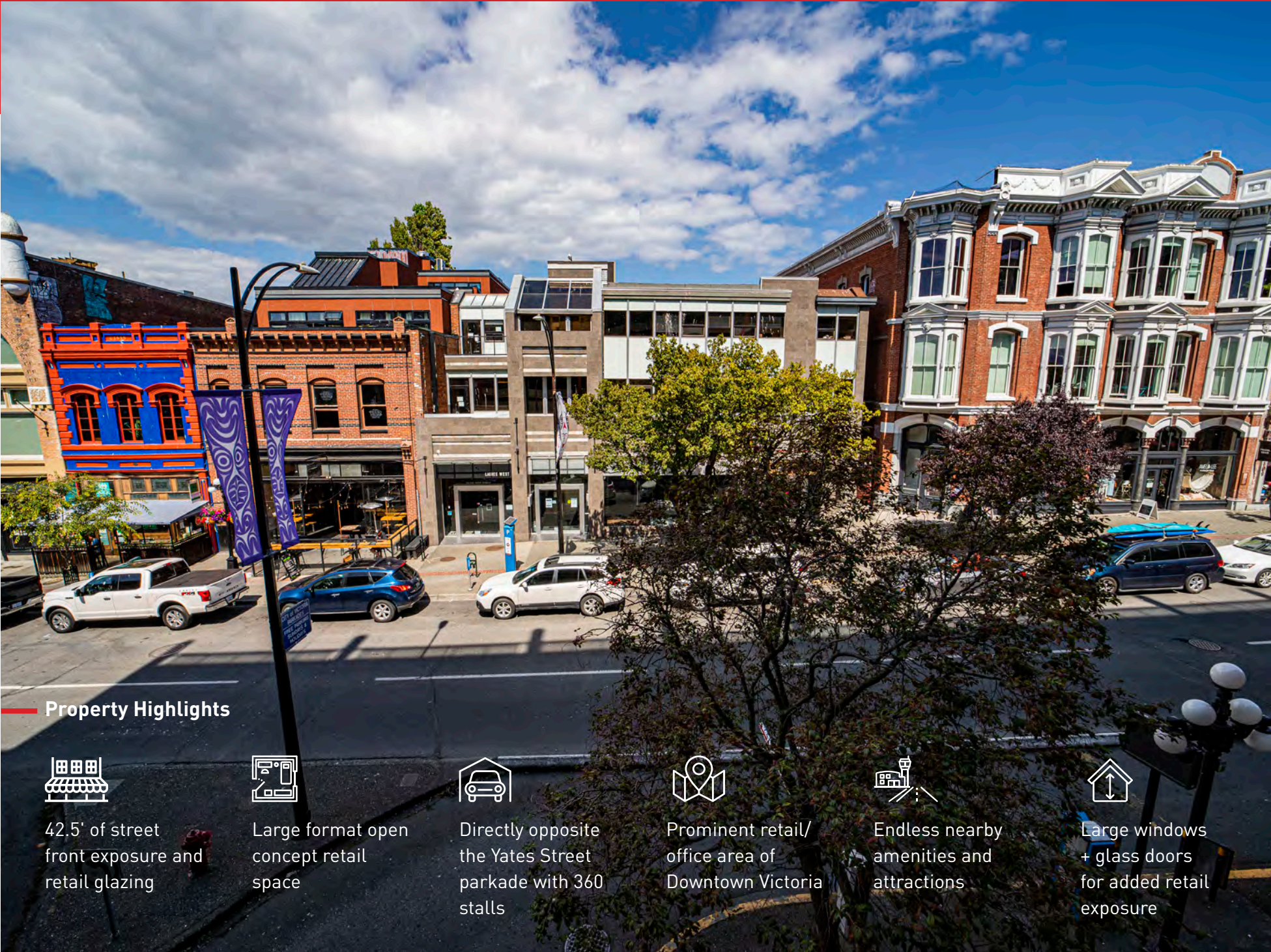
High Profile Retail Space

This large format retail space is situated at the ground level of a three-storey mixed-use commercial building on lower Yates Street in the heart of Victoria's downtown area. Located in the Old Town district, this rare 5,760 SF street level walk-in retail space is easily accessible for pedestrians and has high exposure fronting onto the bustling Yates Street. This open concept space has 42.5 feet of street front floor to ceiling glazing providing endless natural light into the space.



Floorplan





Property Highlights



42.5' of street front exposure and retail glazing



Large format open concept retail space



Directly opposite the Yates Street parkade with 360 stalls



Prominent retail/office area of Downtown Victoria



Endless nearby amenities and attractions



Large windows + glass doors for added retail exposure

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Surrounding Neighbourhoods



BEACON HILL PARK

JAMES BAY

INNER HARBOUR

DOWNTOWN VICTORIA

OLD TOWN

SUBJECT PROPERTY

VICTORIA WEST

CHINATOWN

Location

Located in the Old Town district, this well situated retail space on lower Yates Street is zoned OTD-1 allowing for a multitude of retail, office, assembly, financial, and food and beverage uses. The subject property is well located among many restaurant and retail uses, directly across from the 360 stall Bastion Square Parkade, and steps from the Inner Harbour and Johnson Street Bridge providing an endless amount of amenities and complementary uses.

Social Hub for Businesses and Professionals

- 1 Lululemon
- 2 Starbucks
- 3 The Bay Centre
- 4 Hotel Fairmont Empress
- 5 MEC
- 6 Centennial Square
- 7 Johnson Street Bridge
- 8 Bastion Square
- 9 Yates Street Parkade
- 10 Harbour Air
- 11 Victoria Conference Centre
- 12 Parliament Building
- 13 Market Square



94
Walk
Score



76
Transit
Score



91
Bike
Score



FOR MORE INFORMATION CONTACT

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