103 - 535 YATES STREET, VICTORIA

4,319 SF FLEXIBLE RETAIL SPACE IN DOWNTOWN VICTORIA

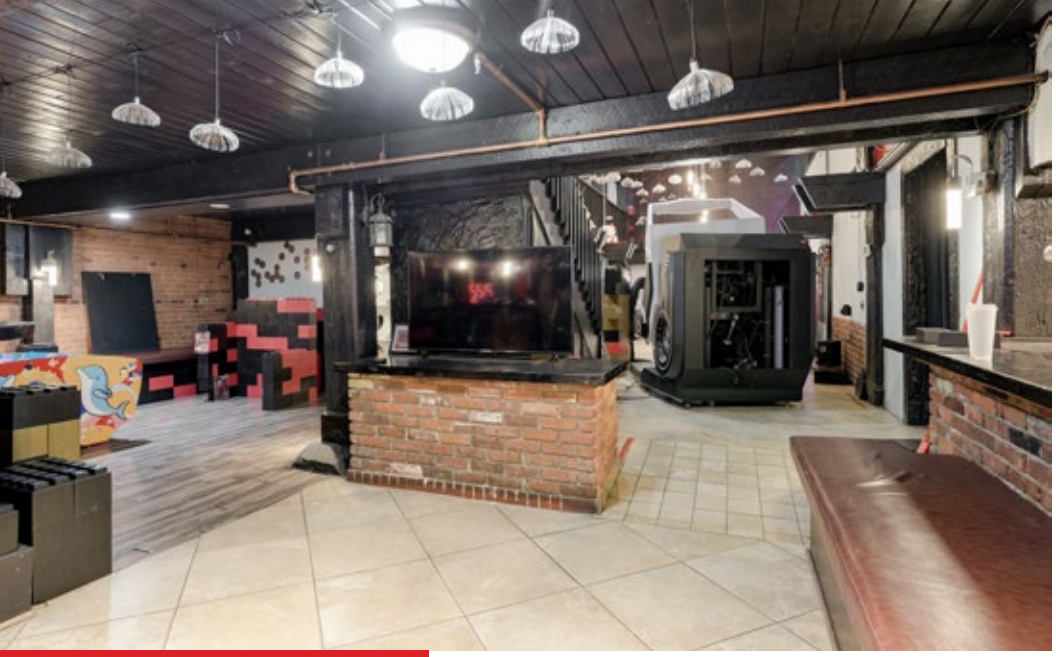
FOR LEASE



WILLIAM | WRIGHT

DAVID BOON
david.boon@williamwright.ca
250.590.5797

HAILEY BRONTIDE
hailey.brontide@williamwright.ca
250.590.5797





Salient Facts

SIZE
+/- 4,319 SQFT

ZONING
OTD-1

PARKING
Street

BASIC RENT
$16.00/SF

ADDITIONAL RENT
$11.00/SF

For Lease: Flexible Retail Space in Downtown Victoria

Ideally located on one of downtown Victoria's busiest commercial corridor, this flexible retail space benefits from exceptional visibility with steady foot traffic along Yates Street via the Commercial alley pedestrian thoroughfare, and from its proximity to major transit routes and tourist attractions. The building is adjacent to the Yates Street Parkade, and Unit 103 benefits further by having direct access to the parkade from the mezzanine level.

Currently operating as an arcade and operated previously as a restaurant and event space, this unit benefits from current A2 assembly occupancy with ample washrooms; access to a private rear courtyard and loading area; exposure to the coworking office tenants occupying the upper floors as well as the cafe and bakery anchoring the ground floor.. Ideal location for businesses seeking a high-profile downtown presence. Available November 1, 2026.

OTD-1 Permitted Uses

Art and Cultural Facility, Assembly, Assisted Living Facility, Brew Pub (beer, spirits, wine), Care Facility, Civic Facility, Drinking Establishment, Equipment Rental, Financial Service, Food and Beverage Service, Hotel, Office, Personal Service, Retail Liquor Sale, Retail Trade, Studio, Utility

Ground floor unit in high-traffic downtown location

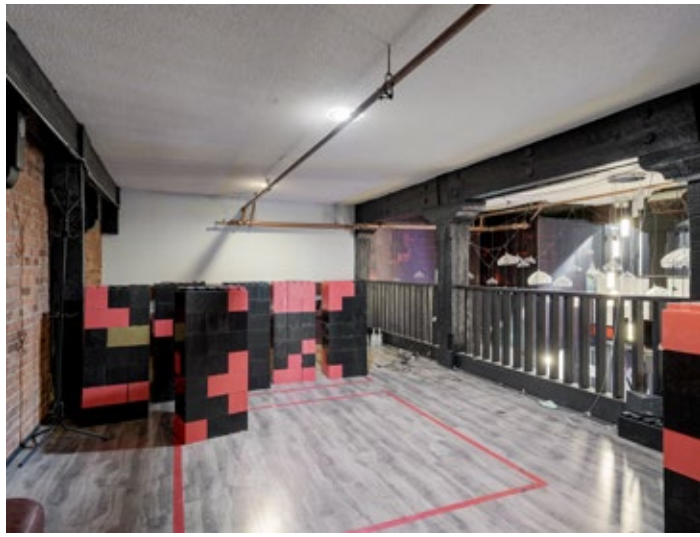
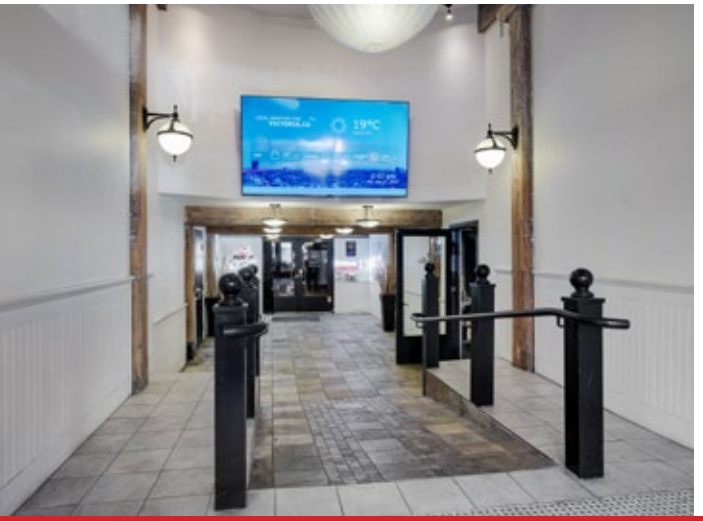
Wrap-around open mezzanine and ample washrooms

Assembly occupancy suitable for F&B and event space

Secure rear courtyard and loading area

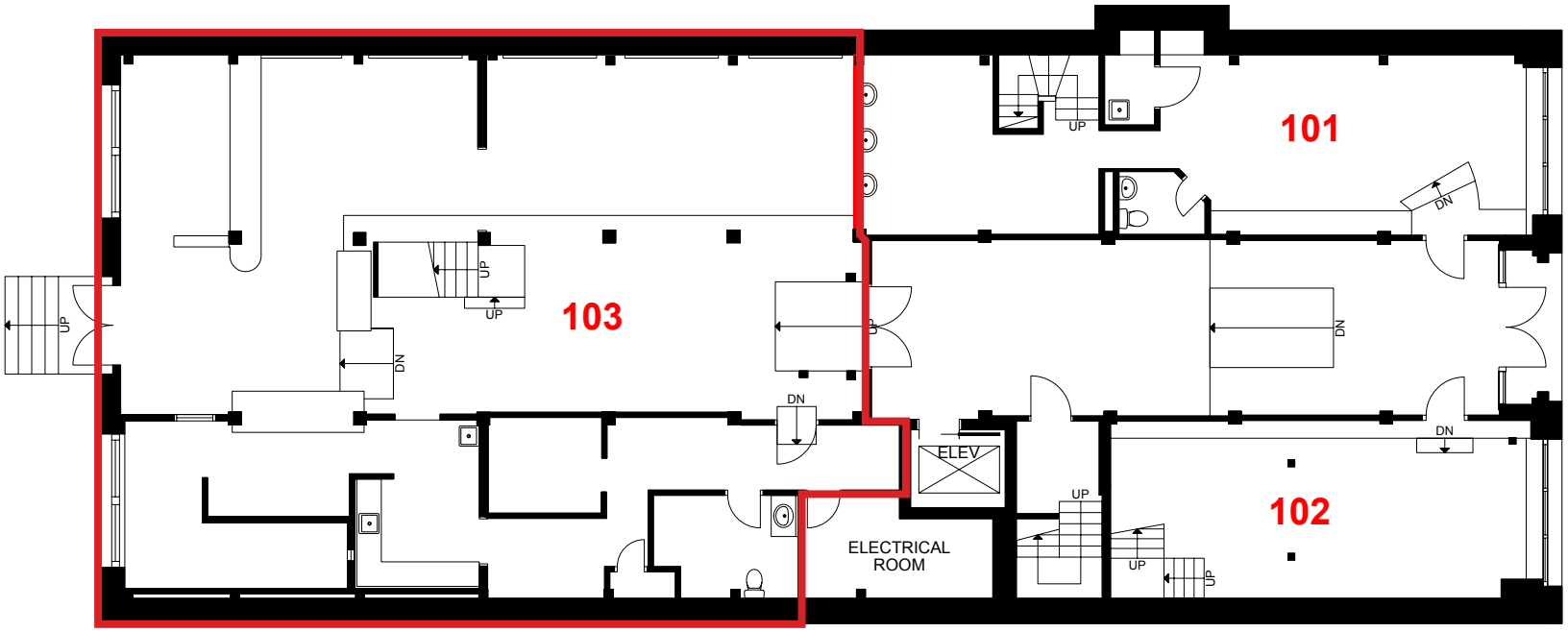




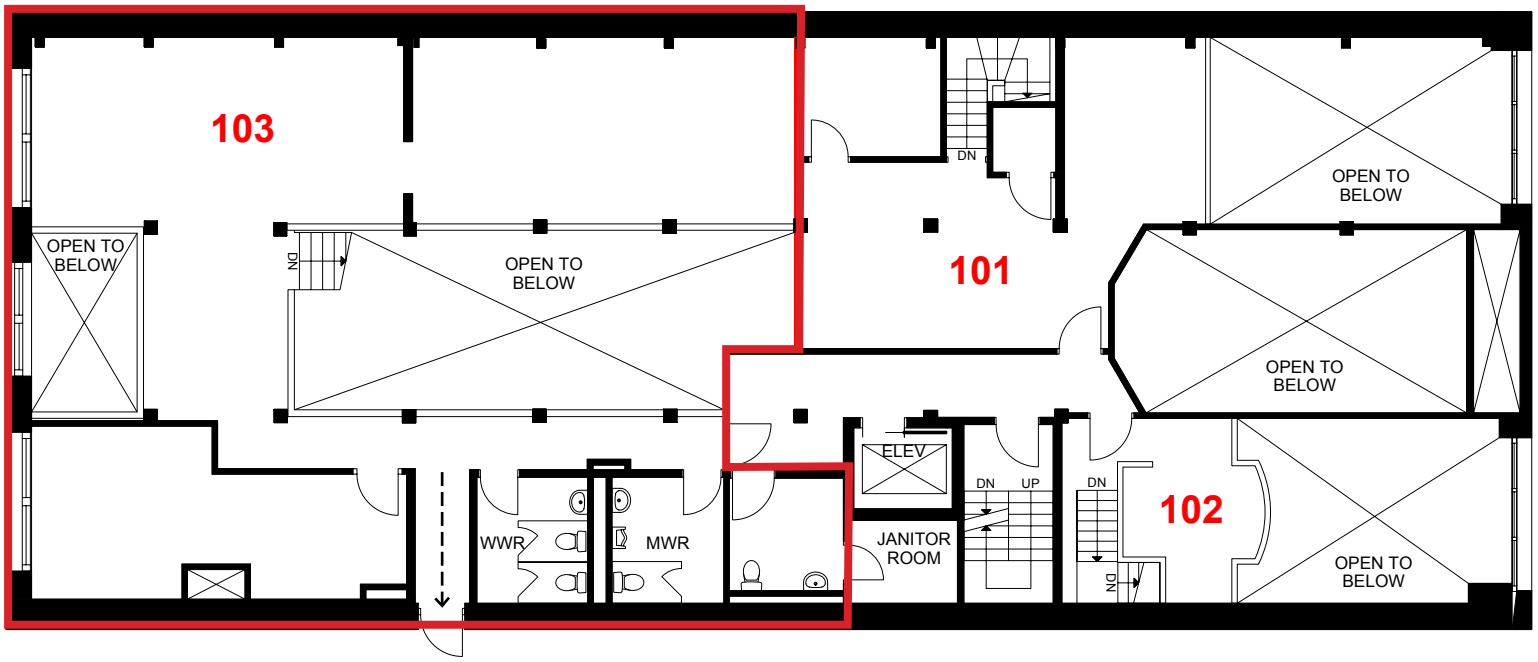



Saint Cecilia
555
COFFEE

Floorplans



MAIN FLOOR



UPPER FLOOR

TO YATES STREET PARKADE

Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.



LOCATED NEXT TO THE YATES STREET PARKADE

Downtown Victoria

Ideally located adjacent to the Wharf Street bicycle corridor steps from the central business district and adjacent to numerous transit points and the Yates Street parkade.

Amenities in the Area

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. Legislature Building
13. Market Square



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William Wright Commercial Real Estate Services Inc.
843 Johnson Street, Victoria
T 250.590.5797 | F 604.428.5254
williamwright.ca

FOR MORE INFORMATION CONTACT

DAVID BOON
david.boon@williamwright.ca
250.590.5797

HAILEY BRONTIDE
hailey.brontide@williamwright.ca
250.590.5797

williamwright.ca

Vancouver Office
1340-605 Robson Street
Vancouver, BC
604.428.5255

Fraser Valley Office
180-8621 201 Street
Langley, BC
604.546.5555

Victoria Office
843 Johnson Street
Victoria, BC
250.590.5797

Nanaimo Office
205-335 Wesley Street
Nanaimo, BC
250.586.1226

Kelowna Office
205-478 Bernard Avenue
Kelowna, BC
236.420.3558

Kamloops Office
101-147 Victoria Street
Kamloops, BC
236.425.1617