

For Lease

785 SF - 3,688 SF Units in New Grocery Anchored Development



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Marcus & Millichap

Location

1008 Pandora Avenue
Victoria
British Columbia

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Developed By:



Form Real Estate / Marcus & Millichap
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Victoria BC

The Opportunity

With exceptional frontage along both Pandora Avenue and Vancouver Street, development is well-positioned for exposure to traffic entering and leaving Downtown Victoria. There will be 260 rental units available and 46,000 square feet of retail space anchored by Save-on-Foods.

Salient Details

Site Size	Approximately 85,182 square feet
Access/Egress	Fully controlled, all-turns intersection at Vancouver Street and Pandora Avenue, as well as Cook Street and Pandora Avenue
Parking	154 Underground Stalls
Availability	Immediately

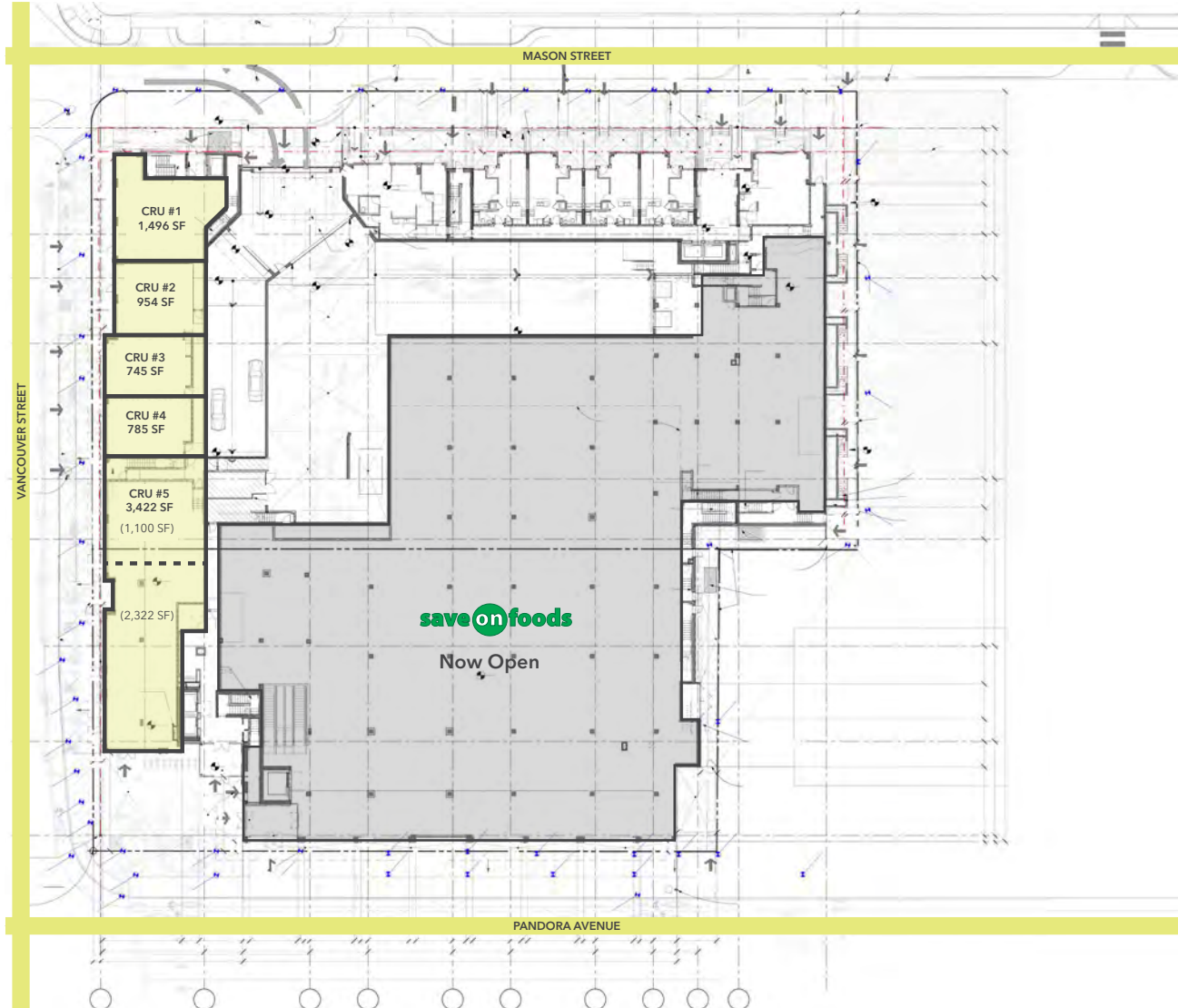


Location

The property is located just a few blocks from Downtown Victoria in the popular North Park neighbourhood. Home to Royal Athletic Park, Victoria Curling Rink, and the new 7,000-seat multi-purpose Save-On-Foods Memorial Arena, North Park is the preeminent recreational destination for residents of Greater Victoria. Under the city's Official Community Plan, this area is highlighted as priority for growth and development. With multiple architecturally diverse and purpose-built rental and condo projects, the neighbourhood continues to draw young families and working professionals with a desire for an eclectic scene near parks, schools, art studios, shops, and local eateries and cafes all within walking distance of each other and proximity to downtown.

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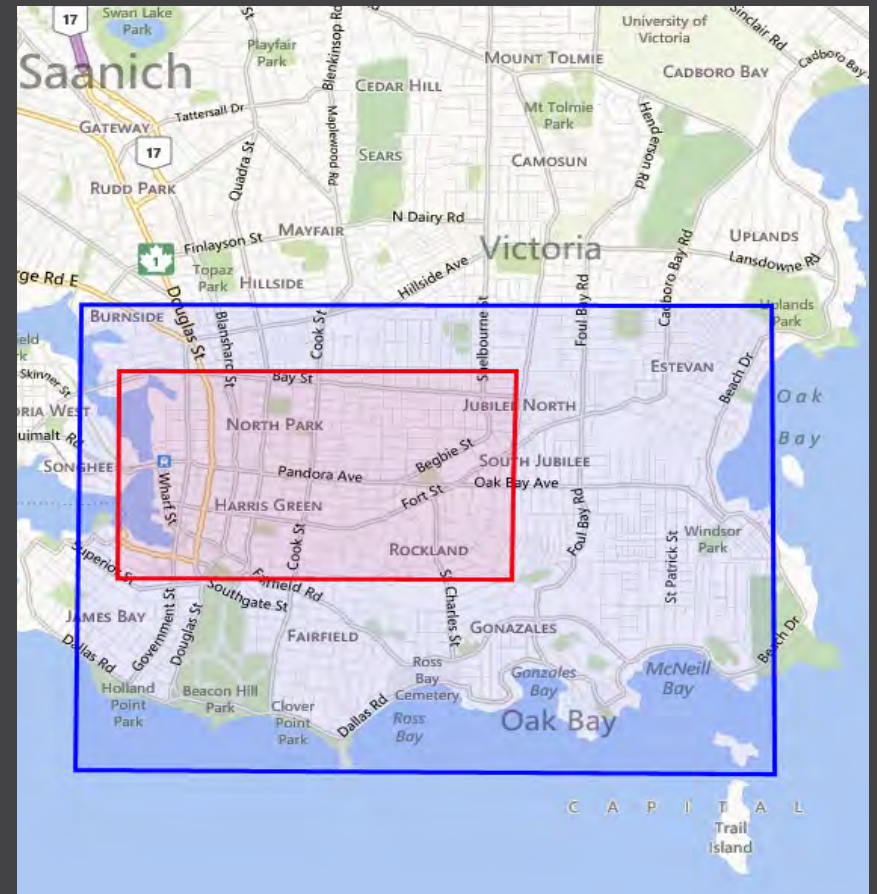
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| 1. Subject Site | Completion 2019 | 145 units. | 7. Save-On-Foods Memorial Centre | 10. Harris Green Park |
| 2. V1488: 1488 Cook Street
Now Renting
134 Units | 102 Condos | Proposal includes 5 townhomes | 8. Royal Athletic Park | 11. Fernwood Community Centre |
| 3. The Wade: 1105 Pandora | 4. 926-932 Pandora Avenue
Proposed 10-storey mixed-use development, | 5. Market Square | 9. Fernwood Coffee Company | 12. Victoria High School |
| | | 6. Victoria Public Market | | 13. Fernwood Square |

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Demographics	Primary Trade Area	Secondary Trade Area
Population (2022 Projections)	30,765	86,669
Households	16,736	42,776
Average Household Income	\$60,146	\$77,831



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