

# For Lease

**1019 Hillside Ave**  
Victoria, BC

**AVISON  
YOUNG**



**4,771 sq. ft. Standalone Retail/Office Building with Dedicated Parking Lot and Bonus Basement at the High-Traffic Corner of Hillside Ave and Quadra St**

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## Details

### RENTABLE AREA

Main Floor – 4,771 SF

Basement – 4,454 SF

**Total – 9,225 SF**

### BASIC RENT

\$25.00 per SF on Main Floor Only

### ADDITIONAL RENT

\$11.86 per SF on Main Floor Only (est.)

### AVAILABLE

With Notice

### PARKING & LOADING

Dedicated 3,800 SF parking lot with grade-level loading door

### ZONING

CVD-1 Community Village District

Permitted uses include:

- ✓ Retail Trade
- ✓ Personal Service
- ✓ Financial Service
- ✓ Veterinary Clinic
- ✓ Food and Beverage Service
- ✓ Drinking Establishment
- ✓ and more!

## Opportunity

Unique opportunity to lease a standalone commercial building with dedicated parking lot at the high-traffic intersection of Hillside Ave and Quadra St in the heart of the Quadra Village neighbourhood. The subject premises benefits from high ceilings throughout, over 120ft of retail frontage, a dedicated parking lot capable of supporting approximately 13 vehicles, a grade-level loading door, and a bonus 4,454 sq. ft. basement. The building's CVD-1 zoning allows for a wide variety of commercial uses, so don't hesitate to reach out for more info or to line up a viewing.

## Location

Situated less than 5 minutes from Victoria's downtown core, Quadra Village benefits from close proximity to Victoria's two primary traffic arterials, Blanshard St (Hwy 17) and Douglas St (Hwy 1). The village's strong community atmosphere is the result of a combination of it's central location, ample park space, and a great collection of local and national businesses including Café Fantastico, Part & Parcel, 5<sup>th</sup> Street Bar & Grill, Emmaline's, Hero Sandwiches, Dance Victoria, Fairway Market, Cascadia Liquor, and more!



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- |                                       |                                 |
|---------------------------------------|---------------------------------|
| 1. Hero Sandwiches                    | 6. Part & Parcel                |
| 2. 5 <sup>th</sup> Street Bar + Grill | 7. Crystal Pool                 |
| 3. Fairway Market, Cascadia Liquor    | 8. Save-on-Foods Memorial Arena |
| 4. Emmaline's                         | 9. Mayfair Shopping Centre      |
| 5. Café Fantastico                    | 10. Uptown Shopping Centre      |

## Contact us for more information

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