

For Lease | 736 Cloverdale Avenue, Victoria, BC

STAND-ALONE SERVICE COMMERCIAL PROPERTY

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THE PROPERTY

736 Cloverdale Avenue represents an exceptional opportunity to lease a prime stand-alone service commercial property in a highly central Victoria location. The property offers a functional mix of showroom and warehouse space, complemented by plentiful on-site parking and excellent visibility with unobstructed exposure to busy Cloverdale Avenue—ideal for service-oriented businesses seeking both accessibility and profile.

Zoned Uptown Douglas Highway Commercial (C-6UD), the property allows for a wide range of permitted uses, including retail, office, personal and medical services, rental and repair of household goods, assembly, veterinary clinic and hospital, warehouse, wholesale, daycare, and restaurant uses.

Strategically located with convenient access to both Douglas Street and Blanshard Street, this property offers outstanding connectivity across the Greater Victoria market.

	Showroom	Warehouse
Rentable Area	8,739 SF	4,821 SF
Asking Rent	\$19.00/SF	\$16.00/SF
Features	Skylights Oversized windows Meeting room with heat pump Bonus mezzanine space One office Two washrooms Gas heating in rear HVAC in front	4 grade level loading doors One Washroom Small mezzanine office Secure gated entry
Additional Rent	\$16.80/SF (estimated for 2026)	



Excellent signage opportunities



Ample onsite parking



Dedicated turning lane access



THE LOCATION



- 1 Mayfair Mall
- 2 Staples
- 3 HomeSense
- 4 Tim Hortons
- 5 Volkswagen Victoria
- 6 Douglas Centre
- 7 Starbucks Coffee
- 8 Porsche Centre Victoria
- 9 Willie Dodge Chrysler Jeep Ram
- 10 A&W



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