

For Lease

3949 Shelbourne Street

Victoria, BC

BRAND NEW COMMERCIAL SPACE ON HIGH-TRAFFIC CORNER



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**AVISON
YOUNG**

3949 Shelbourne St Victoria, BC

LEASEABLE AREA

CRU 1 – 1,433 SF
CRU 2 – 1,256 SF

NET RATE

CRU 1 - \$45.00 / SF
CRU 2 - \$42.00 / SF

ADDITIONAL RENT

\$15.00 / SF (2022 Est.)

POSSESSION

December 2022 (Est.)

PARKING

One dedicated stall per unit

ZONING

C-2BW

Permitted uses include:

- Retail Sales
- Restaurant
- Personal Service
- Medical Services
- Office
- And more!

Opportunity highlights



Situated at highest-traffic intersection in Saanich



Large storefront windows and ample frontage



High-profile signage at corner of Shelbourne & McKenzie



Located within immediate proximity of UVIC



Surrounding area experiencing a development boom



High ceilings (18' clear) throughout both spaces

The Opportunity

Rare chance to lease ground-level commercial space at one of the busiest intersections in Greater Victoria. Located within immediate proximity to the University of Victoria, 3949 Shelbourne St is ideally situated for a wide variety of food & beverage businesses, including cafés, delis, bistros, general stores, and other grab-and-go focused operations.

The corner of Shelbourne of McKenzie is about to experience a redevelopment boom on a massive scale, including the subject property as well as the redevelopments of University Heights to the northwest and McKenzie Professional Centre to the west. Between these three projects, the intersection is going to benefit from the construction of over 220,000 square feet of commercial space and over 1,000 new residences, 76 of which are located in 3949 Shelbourne, "The Shelley".

Demographics



61,539 (2021 est.)

Population (Living in the area)



49,269

Daytime Population



25,692 (2021 est.)

Households



\$96,484 (Avg per household)

Income

*32949 Shelbourne St, Victoria (3 km) (2021)
Sources: Statscan; Pitney Bowes Canada

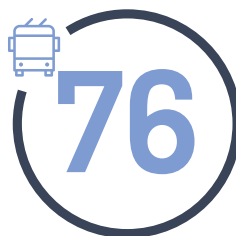


Local Area Highlights

1. **University of Victoria**
Student population of approx. 22,000 & faculty/staff of over 5,000
2. **University Heights**
Multi-phase project with 600 rental units and almost 200,000 sq. ft. of commercial space
3. **1555-1595 McKenzie Ave**
6-storey mixed-use development with 400 rental units and 19,000 sq. ft. of commercial space
4. **Tuscany Village**
Established mixed-use centre with nearly 100 residences and over 60,000 sq. ft. of commercial space
5. **Shelbourne Village Square**
Established retail centre with over 20,000 sq. ft. of occupied commercial space
6. **Shelbourne Plaza**
Established retail centre with 60,000 sq. ft. of occupied commercial space
7. **Saanich Centre**
Established retail centre with over 90,000 sq. ft. of occupied commercial space



**Walkers
Paradise**



**Excellent
Transit**



**Bikers
Paradise**

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Victoria, BC

BRAND NEW COMMERCIAL SPACE AT SHELBOURNE & MCKENZIE

MCKENZIE AVE

SHELBOURNE ST



Contact us for more information

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