



Colliers

For Lease

Beautiful Heritage Space in
Downtown Victoria

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536 HERALD STREET | VICTORIA, BC

The Opportunity

536 Herald Street is a wonderfully restored and seismically upgraded commercial retail unit, with a wide open floor plan and nearly 11' ceilings. The unit's tall ceilings and windows provide a bright airy feel to this heritage space located on the edge of Victoria's Chinatown which seamlessly transitions to the City of Victoria's up-and-coming Industry, Arts and Innovation District.



AREA

1,685 SF



GROSS RENT

\$50.00 PSF



AVAILABILITY

December 1, 2025

Zoning | Old Town District - 1

Permitted uses include, but are not limited to:

- | | | |
|----------------------------|----------------------------|-----------------------------|
| • Assembly | • Equipment rental | • Residential |
| • Assisted living facility | • Financial service | • Residential lock-off unit |
| • Brew pub | • Food & beverage services | • Retail liquor store |
| • Care facility | • Home occupation | • Small scale commercial |
| • Civic facility | • Hotel | • Urban agriculture |
| • Cultural facility | • Office | • Studio |
| • Drinking Establishment | • Personal service | • Utility |



99

WALK SCORE

96

BIKE SCORE

92

TRANSIT SCORE

Location Overview

Food & Drink	
1	Jam Cafe
2	end dive
3	Union Pacific Coffee
4	Torch Song Cafe
5	Herald Street Brew Works
6	Kahuna
7	Maiiz Eatery & Tortilleria
8	Phillips Brewing

Shopping	
1	Public Mercantile
2	Opus Art Supplies
3	Chinatown
4	Fan Tan Alley
5	Mark's Work Wearhouse
6	Capitol Iron
7	Value Village

Walking distance to:	
	Vic West – 8 min
	Save-On-Foods Memorial Centre – 9 min
	Inner Harbour Seaplane Terminal - 13 min
	Fairmont Empress Hotel – 14 min
	BC Legislative Assembly – 17 min
	Coho & Clipper Ferries – 18 min





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