

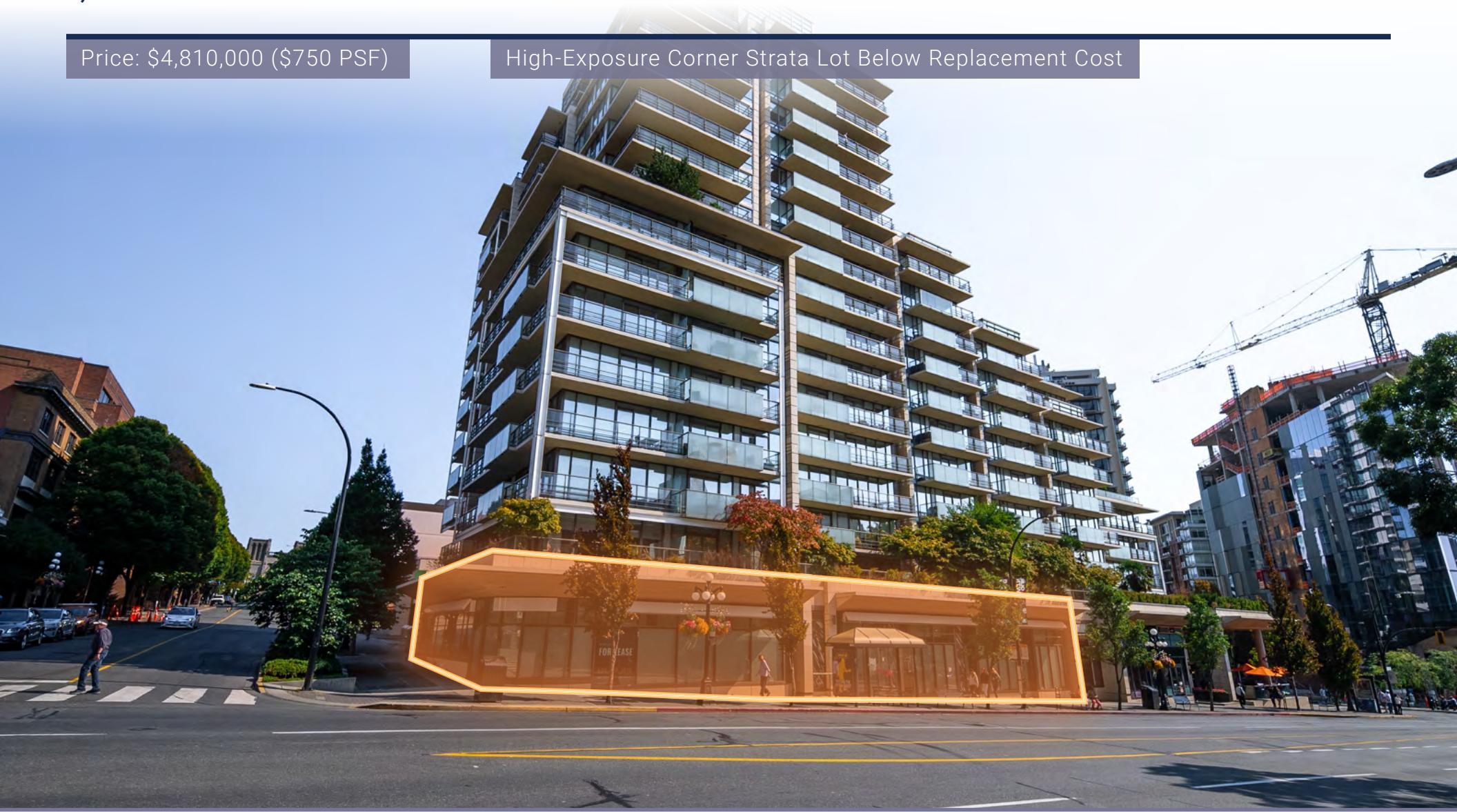
FOR SALE

869 Douglas Street, Victoria, B.C.

6,417 SF CORNER RETAIL STRATA UNIT IN THE HEART OF DOWNTOWN VICTORIA

Price: \$4,810,000 (\$750 PSF)

High-Exposure Corner Strata Lot Below Replacement Cost



Marcus & Millichap

OPPORTUNITY

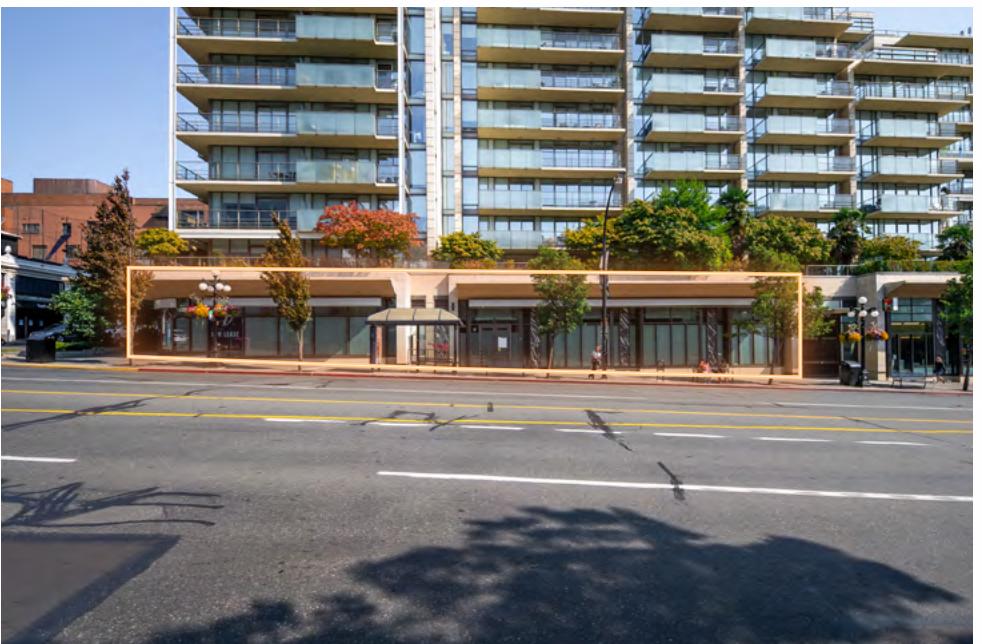
Marcus & Millichap REIS Canada Inc. is pleased to present the opportunity for an owner-user to acquire a highly visible corner strata retail unit at 869 Douglas Street, Victoria, B.C. (the "Subject Property"). The Subject Property is a 6,417 SF ground floor corner strata lot, fronting Douglas Street (Highway 1 / Trans-Canada Highway) in downtown Victoria. The unit is priced well below replacement cost and further benefits from on-site shared parking, its location beneath The Falls (two residential towers totaling 155 residential units), and strong adjacent co-tenancies, Browns Socialhouse and 7-Eleven.

SALIENT DETAILS

Address:	869 Douglas Street, Victoria, B.C., V8W 2B9
PID:	027-962-601
Legal Description:	STRATA LOT 2, PLAN VIS6797, VICTORIA LAND DISTRICT, OF LOTS 95, 96, 97, 98 & 104, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Zoning:	CBD-2 - Central Business District-2, CBD-2 - Site Specific - Central Business District-2 - Site Specific Regulations
Community Plan(s):	OCP: Core Business, NCP: Neighbourhood Plan: Downtown, not in ALR
Year Built:	2009
Saleable SF:	6,417 SF
Parking:	9 Limited Common Property Stalls* 6 Shared Common Property Stalls**
Additional Rent:	Est. \$22.67 PSF
Property Taxes (2025):	\$114,407.83
Price:	\$4,810,000 (\$750 PSF)

*Exclusive-use stalls allocated to the commercial section under the strata plan.

**Long-term metered parking for use by both residential and commercial sections.



HIGHLIGHTS



Immediate Lease / Owner-Occupier Opportunity

Prime corner strata unit comprised of 6,417 SF.



Priced Below Replacement Cost

The Subject Property is offered at a price point well below its current replacement cost.



High Visibility & On-Site Parking

Located on Douglas Street (a key Trans-Canada Highway artery with over 14,900 vehicles per day), this corner unit offers excellent exposure and 15 on-site shared parking stalls.



Flexible Downtown Zoning (CBD-2)

Downtown (CBD) zoning is intentionally permissive, supporting a wide range of professional uses including medical, pharmacy, physiotherapy, and wellness.



Prestigious Downtown Core Location

Located steps from the Inner Harbour and major landmarks, within a mixed-use development that includes 155 residential units.



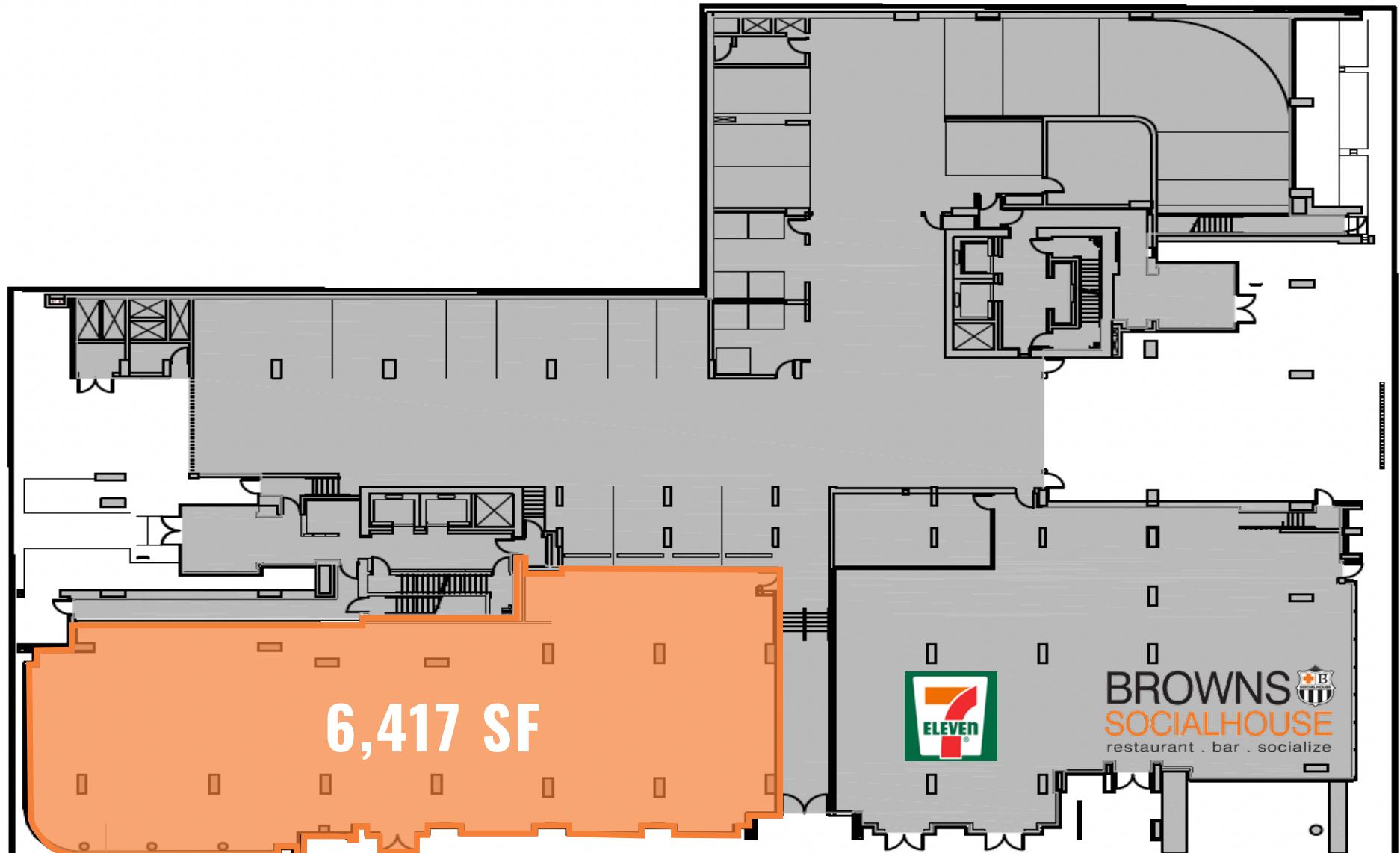
Exceptional Accessibility

Prime downtown location fronting Douglas Street/Highway 1, with immediate access to major public transit routes via Capital City Station (Victoria's primary downtown transit hub), and key pedestrian corridors connecting to the city's civic, tourism, and commercial districts.



STRATA PLAN

COURTNEY STREET (+2,500 VPD)



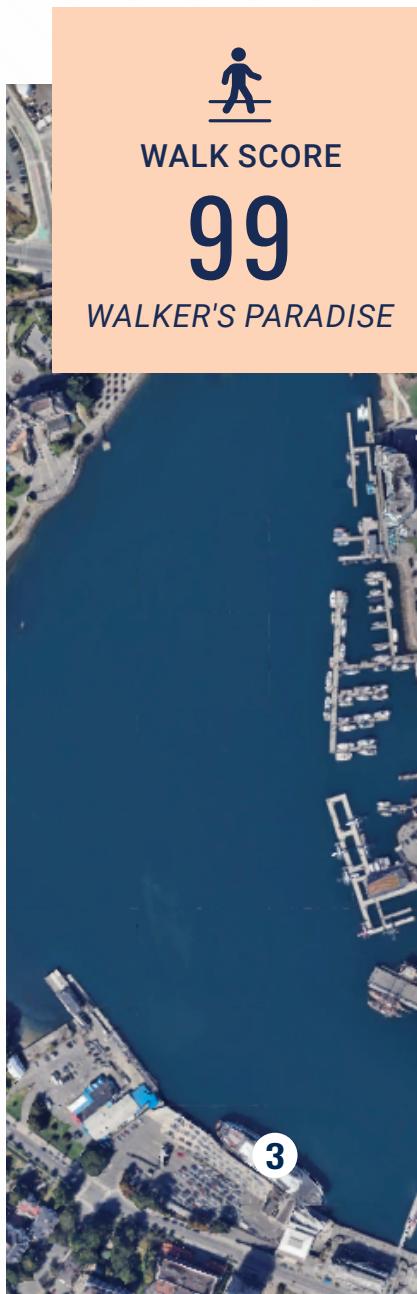
DOUGLAS STREET (+14,900 VPD)

LOCATION OVERVIEW

The Subject Property is ideally positioned for a wide range of professional uses, offering a highly visible downtown location fronting Douglas Street, the central artery of the Trans-Canada Highway. The site combines excellent vehicular exposure with strong pedestrian activity and seamless access to public transit, parking, and nearby cycling routes. Surrounded by office towers, government services, and daily amenities such as the Bay Centre, pharmacies, banks, and cafés, the location supports consistent year-round activity, making it a convenient and centralized location within Victoria's downtown core.

LEGEND

1. Victoria Conference Centre
2. Fairmont Empress
3. Victoria Harbour Ferry
4. Greater Victoria Public Library
5. Rexall
6. Lululemon
7. RBC Royal Bank
8. TD Branch
9. Cactus Club
10. The Bay Centre
11. CIBC
12. Earls Kitchen + Bar
13. Shoppers Drug Mart



Demographics	1KM	2KM	Victoria
Population (2024 Estimated)	25,020	64,812	102,499
Average Household Income	\$90,996	\$95,318	\$100,043
Population Growth (2019-2024)	22.9%	12.9%	9.1%
Projected Population Growth (2024- 2029)	19.2%	11.0%	8.3%



Marcus & Millichap

Jon Buckley*

Senior Managing Director Investments
(604) 630-0215
Jon.Buckley@MarcusMillichap.com

Jack Allpress*

Senior Managing Director Investments
(604) 638-1975
JAllpress@MarcusMillichap.com

Curtis Leonhardt*

Managing Director Investments
(604) 638-1999
CLeonhardt@MarcusMillichap.com

Joe Genest*

Managing Director Investments
(604) 398-4341
JGenest@MarcusMillichap.com

*Personal Real Estate Corporation

Marcus & Millichap

1100 - 1111 West Georgia Street
Vancouver, B.C. V6E 4M3
(604) 638-2121

DOWNLOAD CA



The information contained in this Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. Used under license by Marcus & Millichap Real Estate Investment Services Canada Inc. © 2025 Marcus & Millichap. All rights reserved.