

**1-3460 QUADRA STREET, SAANICH**  
FULLY IMPROVED WAREHOUSE/RETAIL SPACE

**FOR  
LEASE**



**WILLIAM | WRIGHT**

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## PROPERTY HIGHLIGHTS



Fully Improved Warehouse/Retail Space



Grade Level Loading



Private Office Space



Large Open Concept Floor Plan

## OVERVIEW

This property presents a unique opportunity for a large scale light industrial or retail user (utilizing the C-2 commercial zoning) with a large open concept showroom, two grade level loading bays, ample designated unit parking, private office and kitchenette. Access to parking lot via Quadra Street with grade level loading bays accessed via Cloverdale Avenue and Quadra Street (depending on vehicle size).



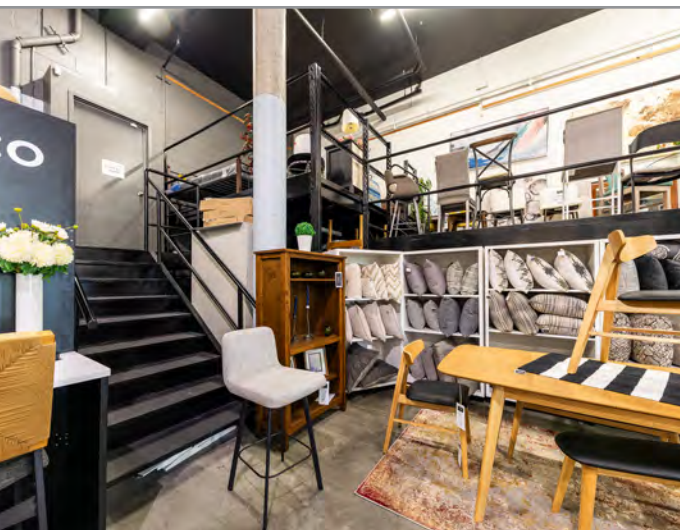
Quadra Street  
Pylon Retail Signage

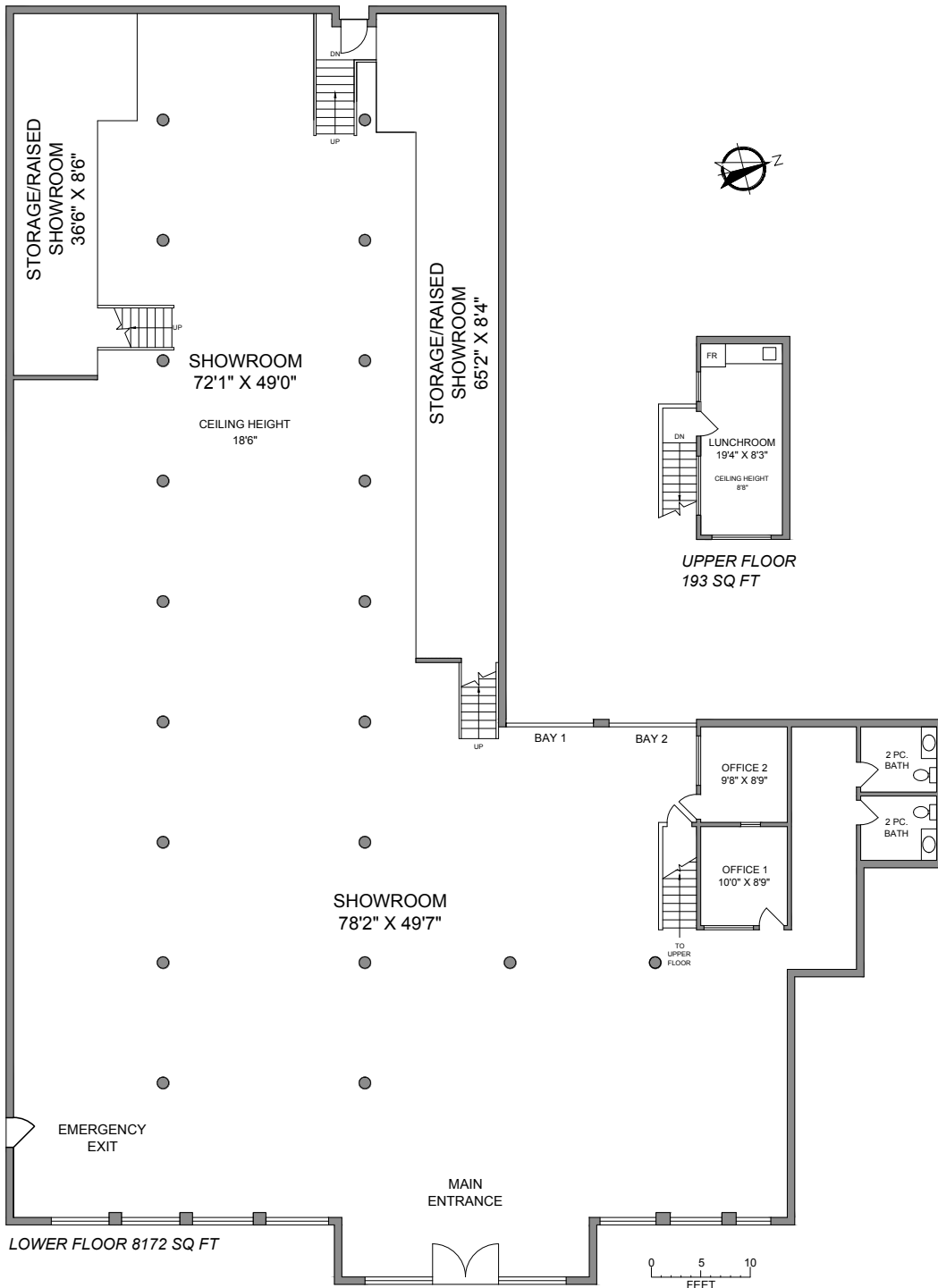


## C-2 ZONING USAGES

- Retail Sales of Goods and Services
- Wholesaling Accessory to Retail Sales
- Medical Services
- Rental and Repair of Household Items, Tools, and Appliances
- Personal Service
- Office
- Restaurant
- Assembly
- Apartment
- Congregate Housing
- Accessory Residential
- Supplementary Off-Street Parking
- Cable Hub Site
- Beverage Container Depot
- Daycare, Adult
- Daycare, Child







|                        |  |
|------------------------|--|
| <b>Size</b>            | ± 8,365 SQFT   |
| <b>Parking</b>         | 10 stalls + 2 strata rental stalls                     |
| <b>Loading</b>         | Two (2) Grade Level Loading Bays (8' x 14' & 8' x 10') |
| <b>Zoning</b>          | C-2: General Commercial Zone                           |
| <b>Basic Rent</b>      | \$22.00/FT   |
| <b>Additional Rent</b> | (2024 est.): \$10.00/SQFT                              |
| <b>Monthly Rent</b>    | \$22,306.67 + GST                                      |
| <b>Available</b>       | September 1, 2024                                      |

Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.



## LOCATION & TRANSIT

Located in the Saanich Core Local Area Plan, the Quadra, Cook, and Cloverdale intersection occupies a strategic position within the city's transportation network. It lies in close proximity to major thoroughfares such as the Patricia Bay Highway (Highway 17) and the Trans-Canada Highway (Highway 1), facilitating seamless connectivity with other parts of Greater Victoria and beyond.

The neighbourhood shopping area around the Quadra-Cook-Cloverdale intersection contains a mixture of retail stores, services, and offices.

Recognized as a key transportation hub, the intersection is served by several bus routes operated by BC Transit, facilitating convenient access to various parts of the city. This accessibility enhances the area's appeal for commuters and residents relying on public transit.



## VICTORIA'S GROWTH

As Victoria continues to grow and evolve, the intersection holds significant potential for future development initiatives aimed at enhancing livability and sustainability. Proposed projects may include improvements to pedestrian and cycling infrastructure, green space enhancements, and mixed-use developments to accommodate the city's evolving needs.



**FOR MORE INFORMATION CONTACT**

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