



# For Sale

High Exposure Fully Leased Mixed-Use  
Investment Opportunity in Downtown Victoria

709 Yates Street | Victoria, B.C.



# Investment Highlights



Fully leased mixed-use income profile with longstanding tenant tenure



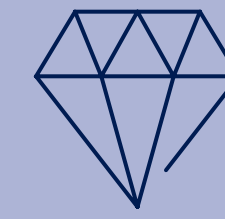
Long-term upside through rental growth with rental escalations in all leases and value-add opportunities



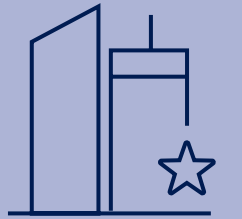
Early renewals in place with Haunted Manor Ltd. and Canada Post until 2031 and 2032, respectively



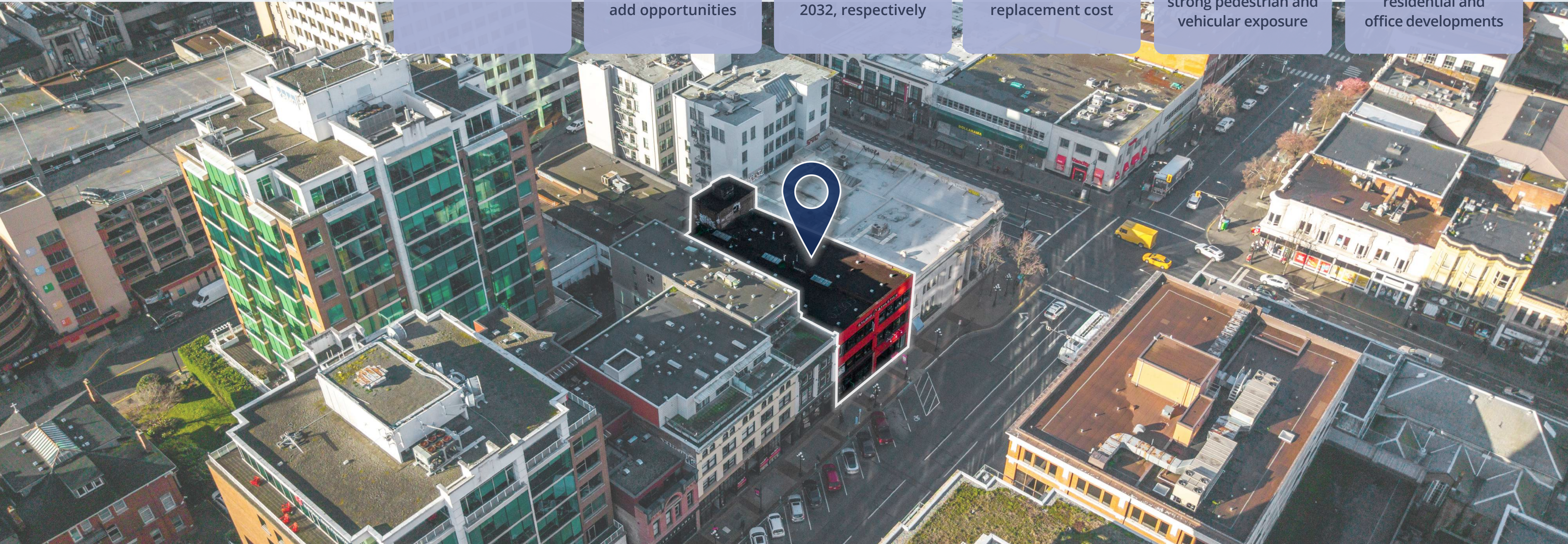
The property will trade at a significant discount compared to current replacement cost



Prime Yates Street frontage with exceptional visibility in Victoria's downtown retail corridor with strong pedestrian and vehicular exposure



Transit-oriented location steps from major bus routes and surrounded by high-density residential and office developments



# Property Overview

709 Yates Street is prominently located in the core of Downtown Victoria along one of the City of Victoria's primary commercial corridors. Yates Street is known for its high pedestrian traffic, strong retail presence, and proximity to major office buildings, residential towers, and public transit routes.

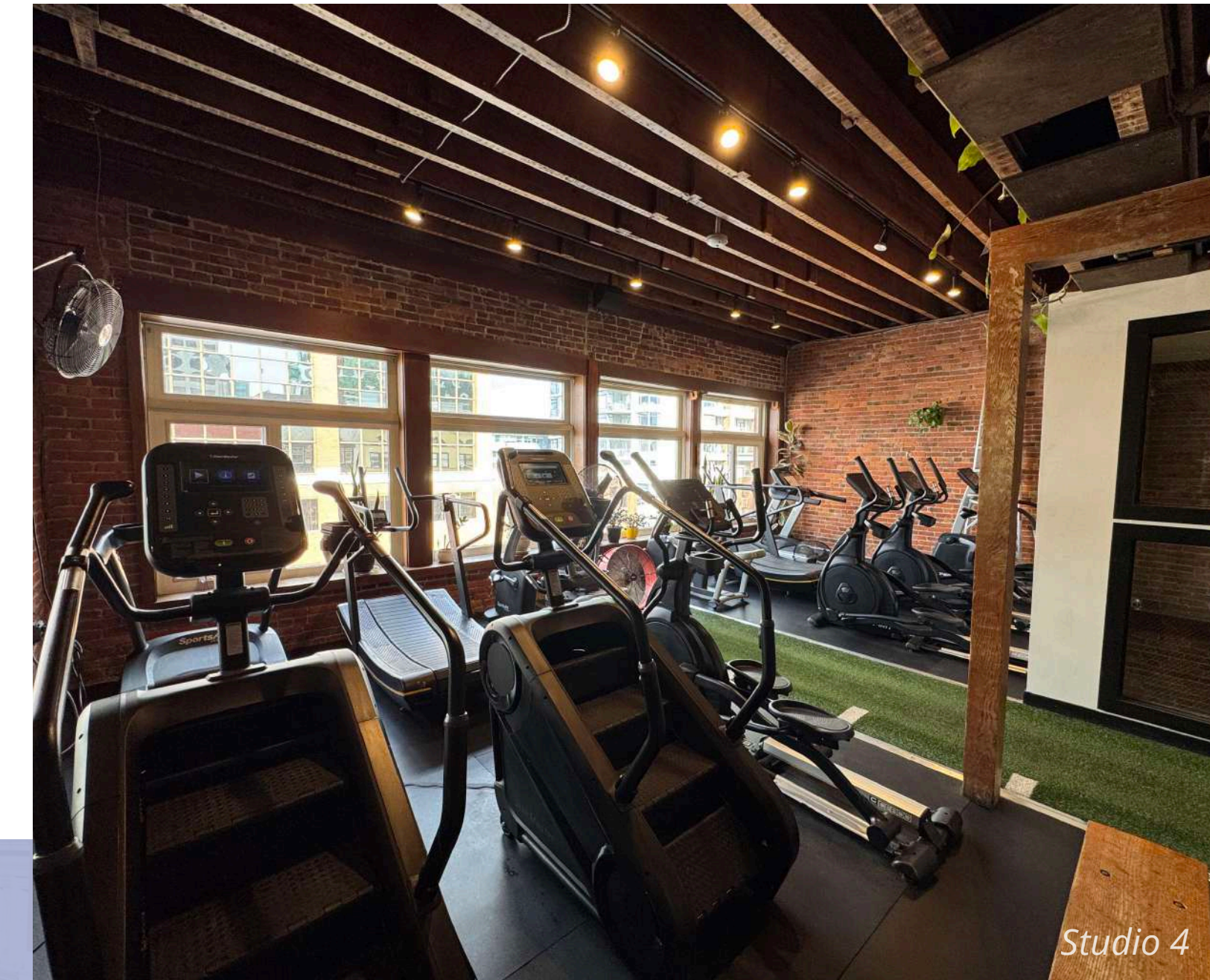
The property presents a rare opportunity to acquire a well-located mixed-use asset in a supply-constrained downtown market. Surrounded by restaurants, cafés, national retailers, boutique shops, and entertainment venues, the location benefits from consistent foot traffic and strong tenant demand. The building offers a compelling combination of stable income and diverse tenant uses.

## Salient Facts

Legal Description	PARCEL A, LOT 3, VICTORIA LAND DISTRICT, (DD 1465071) OF LOTS 3, 17 & 18, PID: 000-987-387								
Net Rentable Area & Tenancies	<table border="0"> <tr> <td>Canada Post</td> <td>3,112 SF</td> </tr> <tr> <td>Haunted Manor Ltd.</td> <td>3,057 SF</td> </tr> <tr> <td>Studio 4 Athletics</td> <td>12,289 SF</td> </tr> <tr> <td><b>Total</b></td> <td><b>18,458 SF</b></td> </tr> </table>	Canada Post	3,112 SF	Haunted Manor Ltd.	3,057 SF	Studio 4 Athletics	12,289 SF	<b>Total</b>	<b>18,458 SF</b>
Canada Post	3,112 SF								
Haunted Manor Ltd.	3,057 SF								
Studio 4 Athletics	12,289 SF								
<b>Total</b>	<b>18,458 SF</b>								
Site Area	7,480 SF								
Year Built	Circa 1904								
Zoning	CBD-1 Central Business District								
Services	Full municipal services provided								
Property Taxes	\$83,903 (2025)								
Heritage Status	Not Registered or Designated								
Ownership	Held in a Bare Trust								
Net Income & Financials	Contact listing agents								



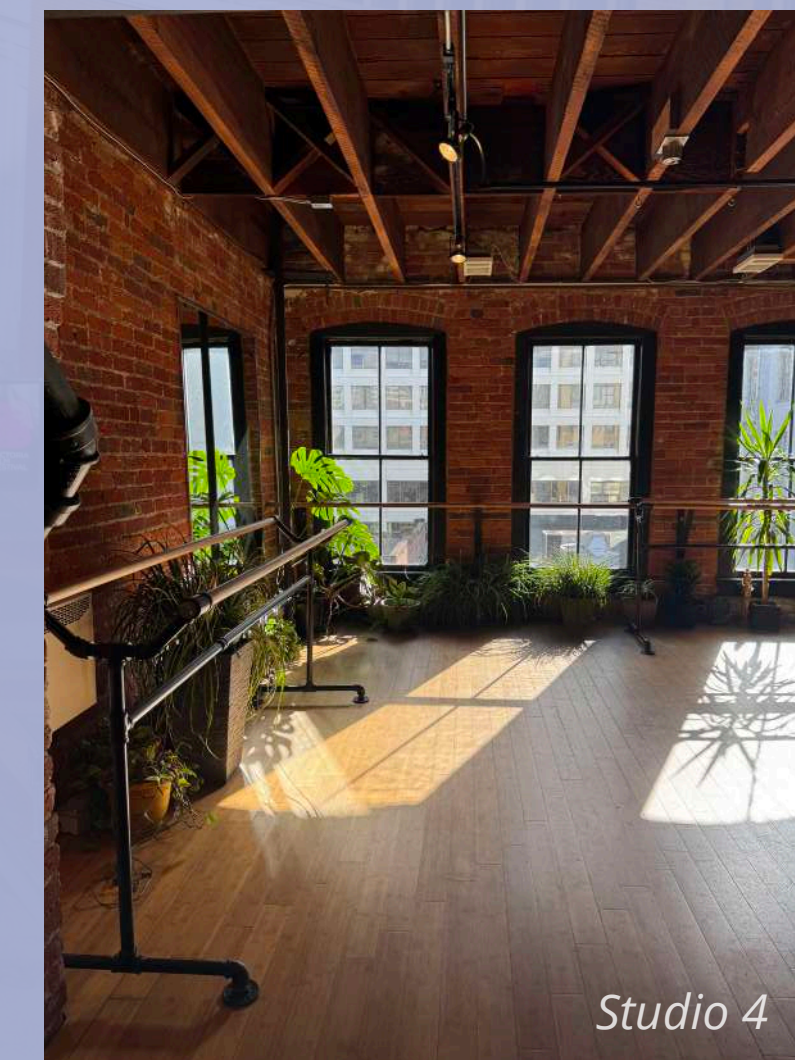
Haunted Manor



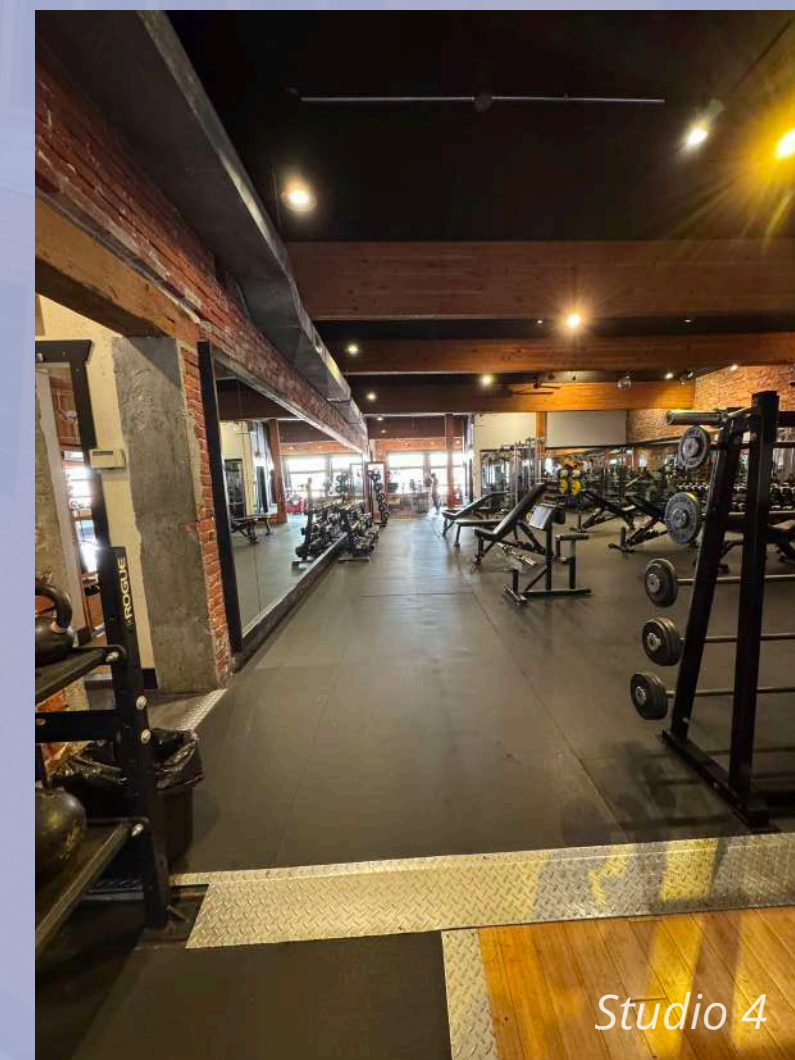
Studio 4



Haunted Manor



Studio 4



Studio 4

# Location Overview

Positioned in the heart of Victoria's downtown core, Yates Street is a key east-west artery connecting Government Street, Douglas Street, and Blanshard Street.

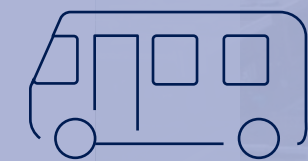
The area is characterized by a strong mix of national retailers, boutique shops, restaurants, and service-oriented businesses, creating a vibrant and resilient commercial environment. Continued residential intensification in the downtown core further strengthens consumer demand and long-term investment fundamentals.

Yates Street continues to evolve with new residential towers, boutique retailers, and food & beverage operators strengthening the vibrancy of the corridor.



**100** | Walk Score

Walker's Paradise



**78** | Transit Score

Excellent Transit

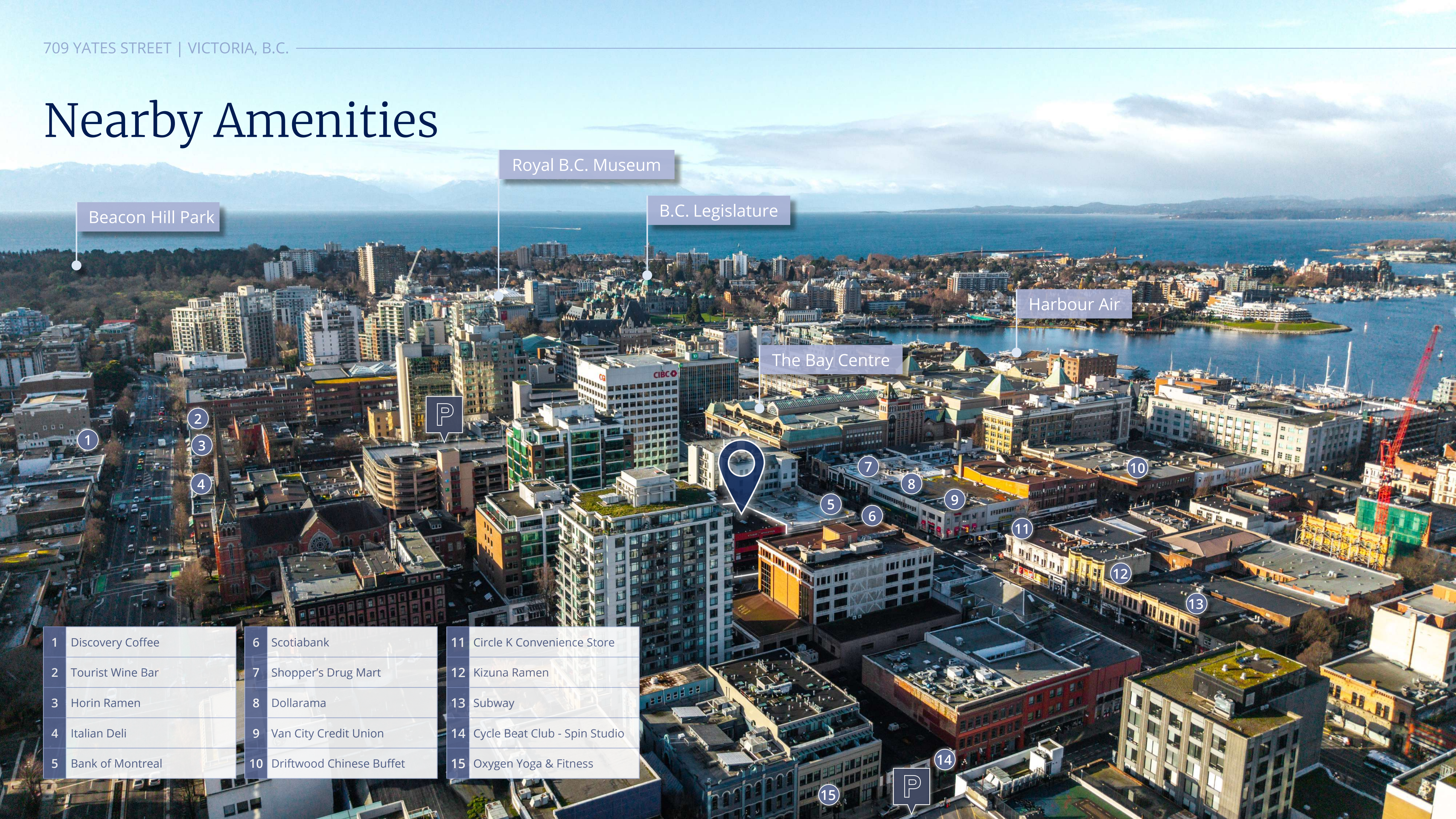


**89** | Bike Score

Very Bikeable



# Nearby Amenities



Beacon Hill Park

Royal B.C. Museum

B.C. Legislature

Harbour Air

The Bay Centre



- |   |                  |    |                          |    |                               |
|---|------------------|----|--------------------------|----|-------------------------------|
| 1 | Discovery Coffee | 6  | Scotiabank               | 11 | Circle K Convenience Store    |
| 2 | Tourist Wine Bar | 7  | Shopper's Drug Mart      | 12 | Kizuna Ramen                  |
| 3 | Horin Ramen      | 8  | Dollarama                | 13 | Subway                        |
| 4 | Italian Deli     | 9  | Van City Credit Union    | 14 | Cycle Beat Club - Spin Studio |
| 5 | Bank of Montreal | 10 | Driftwood Chinese Buffet | 15 | Oxygen Yoga & Fitness         |

## Purchase Price

# \$6,600,000

(\$357/SF of rentable area)

## Financial Information

Detailed financial information including rent roll, operating statements, and tenancy details will be made available upon execution of a Confidentiality Agreement and disclosure documents ("CA").

## Offering Process

Prospective purchasers are invited to submit offers to purchase through Colliers for consideration by the vendor. Offers will be reviewed on a first-come, first-serve basis. For more information—or for access to the virtual data room—please contact the listing agents or submit a completed CA to Austin Cope.

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