

FOR SALE

# Prominent Downtown Victoria Retail & Office Building— Fully Leased with Long-Term Tenants in Place

1290 BROAD STREET | VICTORIA, BC



**Ty Whittaker**

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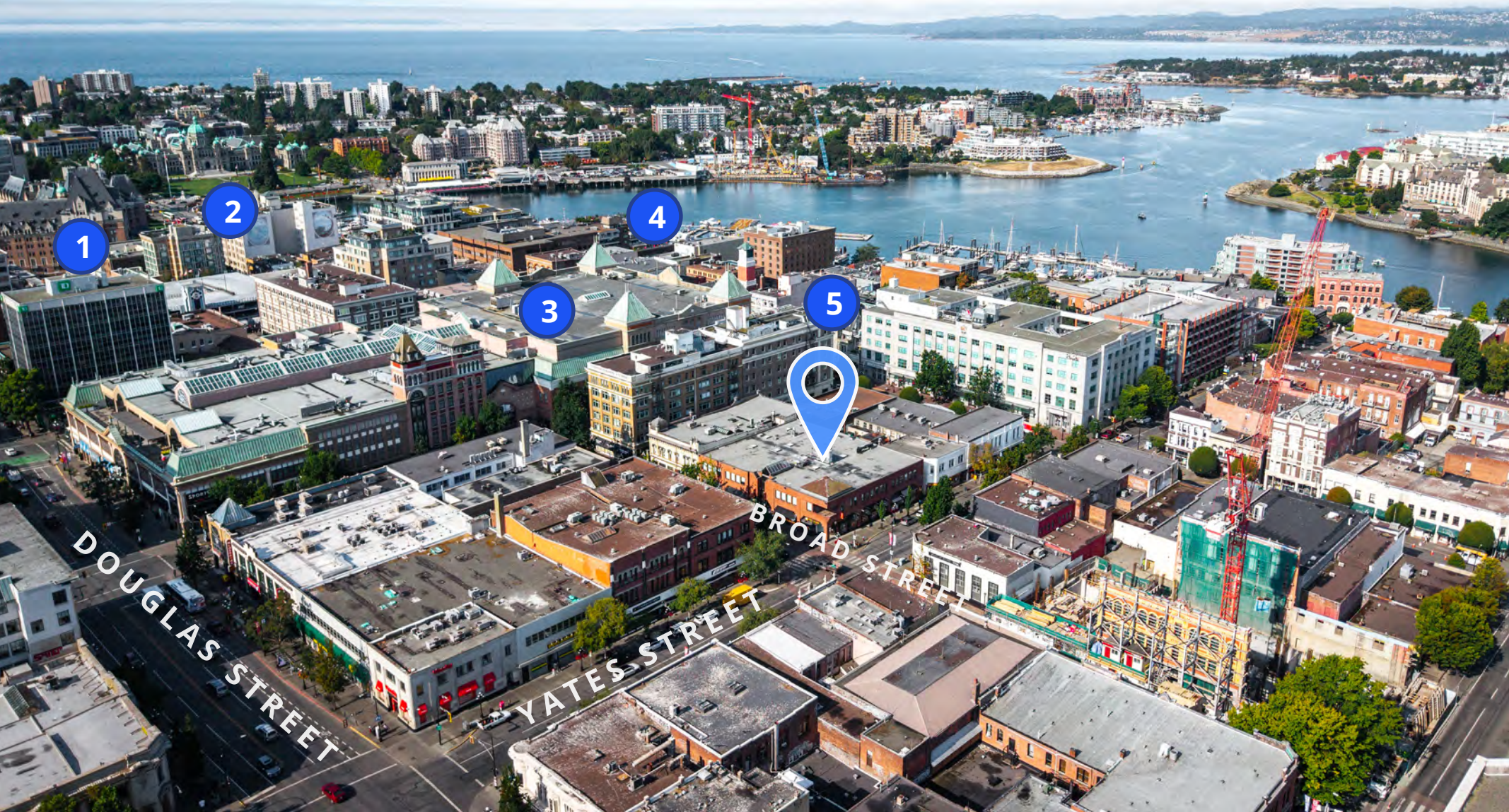
## Location Overview

1290 Broad Street is located in Victoria's downtown core and features retail catering to both tourism and our local population being situated just off of Government Street and on the prominent corner of Yates and Broad. Surrounding retailers

include The Bay Centre, Patagonia, Arcteryx, Robinson's Outdoor Store, Gabriel and Ross, Roots, Giant Bike, along with local restaurants and retailers.



# Downtown Victoria



# Property Overview

## Highlights

- Anchor tenant in place to September 2034 with rental increases throughout all leases.
- The 2<sup>nd</sup> floor Tenant is an ESL school that has been in the building since 2000, with a long-term 10-year lease in place.
- Well maintained professionally managed building.
- The lobby was recently renovated in 2025.
- The cooling tower was recently replaced.
- Boulevard improvements along Broad Street by the City of Victoria.
- Excellent street parking and parkades in close proximity to this property.

## Property Description's

- **Municipal Address:** 1290 Broad Street, Victoria, BC
- **PID:** 000-978-850
- **Rentable Area:** 25,328 SF
- **Site Size:** 14,071 SF
- **Net Rent Per Annum:** \$639,703.46

## Zoning: Old Town District-1Zone (OTD-1)

The following uses are including but not limited to: assembly, financial service, hotel, office, retail, retail liquor sales, food and beverage service. This zoning allows for an overall density of 3.0 to 1.



# 1290 Broad Street



Main Entrance



Rise & Grind Cafe



Doner Delight



Broad Street



Driftwood Chinese Buffet

For Sale | 1290 Broad Street, Victoria, BC



Asking Price:  
**\$10,950,000.00**

Please contact Ty Whittaker of  
Colliers International to receive a  
detailed package of this offering and  
to discuss the offering process.

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