

# FOR SALE

## 1815 BLANSHARD STREET

VICTORIA, BC



STRATEGICALLY LOCATED, EXTENSIVELY RENOVATED  
OFFICE BUILDING



### TIM SOMMER

Personal Real Estate Corporation  
Senior Vice President  
Capital Markets - Investment Sales  
**+1 250 410 3005**  
tim.sommer@cushwake.com

### CORDELL LLOYD

Senior Associate  
Capital Markets - Investment Sales  
**+1 250 410 3011**  
cordell.lloyd@cushwake.com

## OPPORTUNITY

To acquire an existing, fully-occupied commercial revenue property on the edge of Victoria's Downtown Core, situated in a key location toward which development is expanding from the Core. Most notably across from one of Victoria's largest residential and commercial developments, the Hudson District.

## LOCATION

The Property is located adjacent to Downtown in the North Park neighborhood. With immediate adjacency to Downtown Victoria, the area is enjoying robust gentrification as the path of development makes its way out of the core area. The Property is easily accessible off of Blanshard Street (Highway 17), one of Victoria's main traffic arteries and the gateway to the Downtown Core. Easily walkable to a multitude of amenities, the Property has a walk score of 94 and is designated as Walker's Paradise as well as having excellent transit and accessibility to bicycle commuting.

Directly across Blanshard Street from the Property is the Hudson District, this development comprises of approximately 404 rental units, 328 condominium units and 30,000sf of retail space. Currently under construction is the newest addition to the development, Hudson Place Two which is a 245-unit rental building with 15,000sf of ground floor retail space. The hub of the retail space is the Victoria Public Market which features a multitude of food vendors and services.

Closer to the north end of Downtown, the Save On Foods Memorial Arena, and the Downtown core itself are likewise an easy walk from the subject property. The location also scores well for transit service - there are 10 routes nearby - with multiple routes available on Quadra Street and Douglas Street.



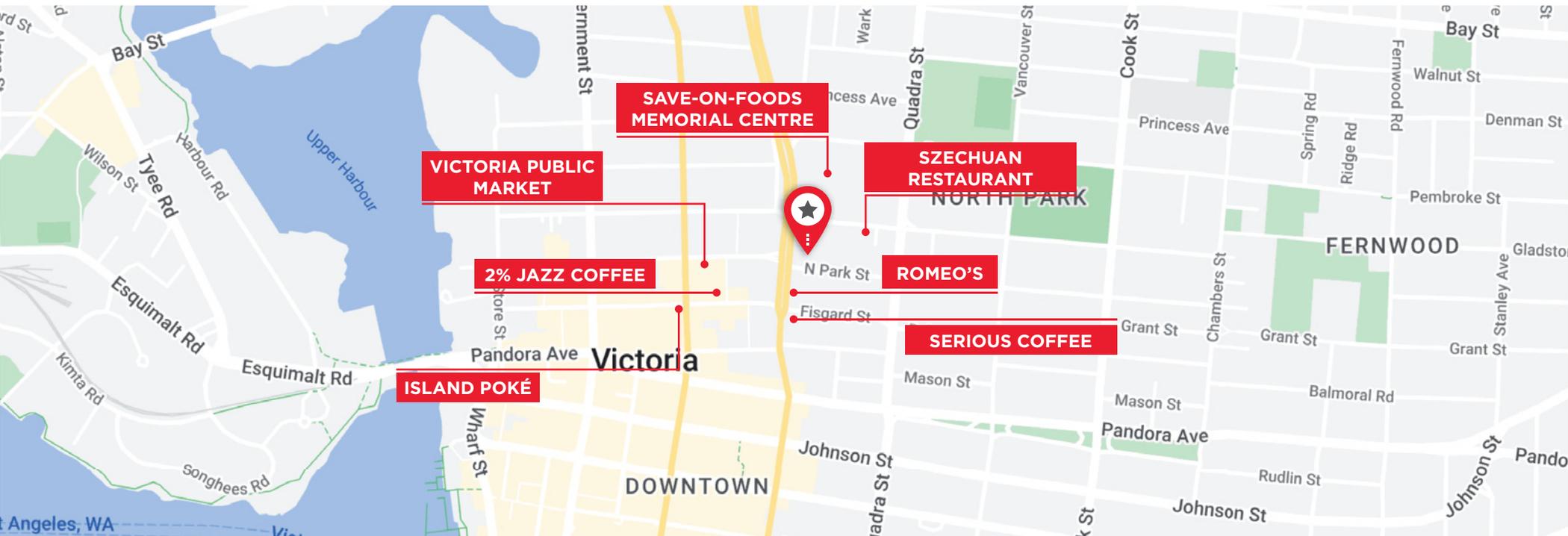
WALK SCORE  
WALKER'S PARADISE  
**94**



TRANSIT SCORE  
EXCELLENT TRANSIT  
**76**



BIKE SCORE  
BIKER'S PARADISE  
**96**



## IMPROVEMENTS

Constructed in approximately 1978, the subject is improved with a five-storey wood-frame office building comprising approximately 9,765 square feet of gross leasable area. Onsite parking is provided for 8 vehicles (possibly more in tandem) with bicycle storage as well. The building was significantly renovated in 2020 including electrical, plumbing, HVAC, washrooms, storm water system and more.

## NET RENTABLE AREA

9,765 square feet

## SITE SIZE & ZONING

The site measures approximately 5,548 square feet according to BC Assessment, and is zoned C-1.

## LEGAL DESCRIPTION

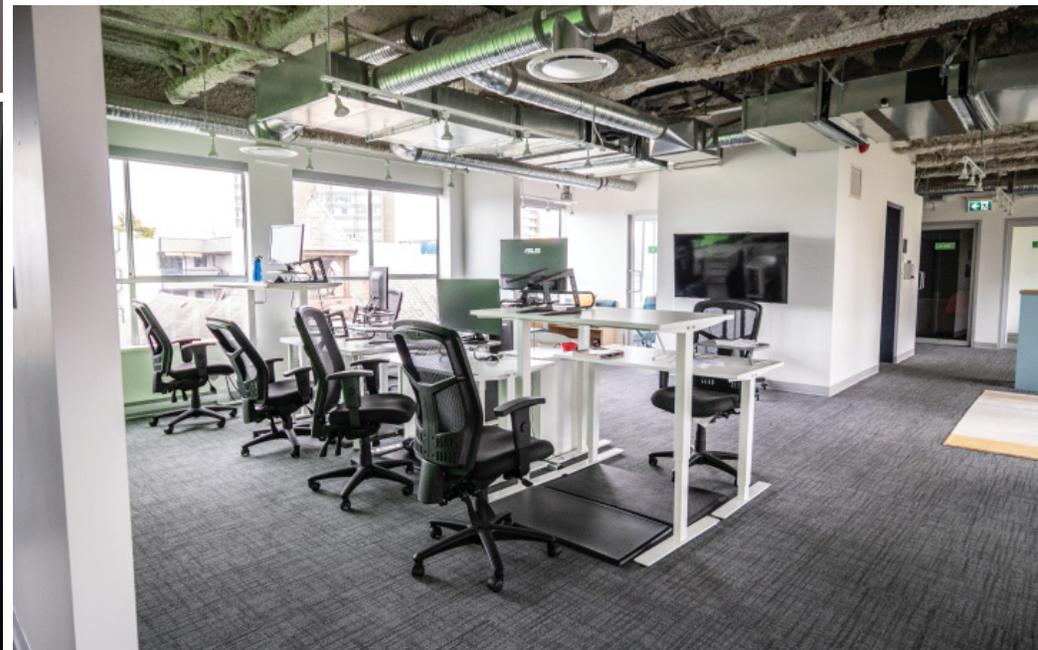
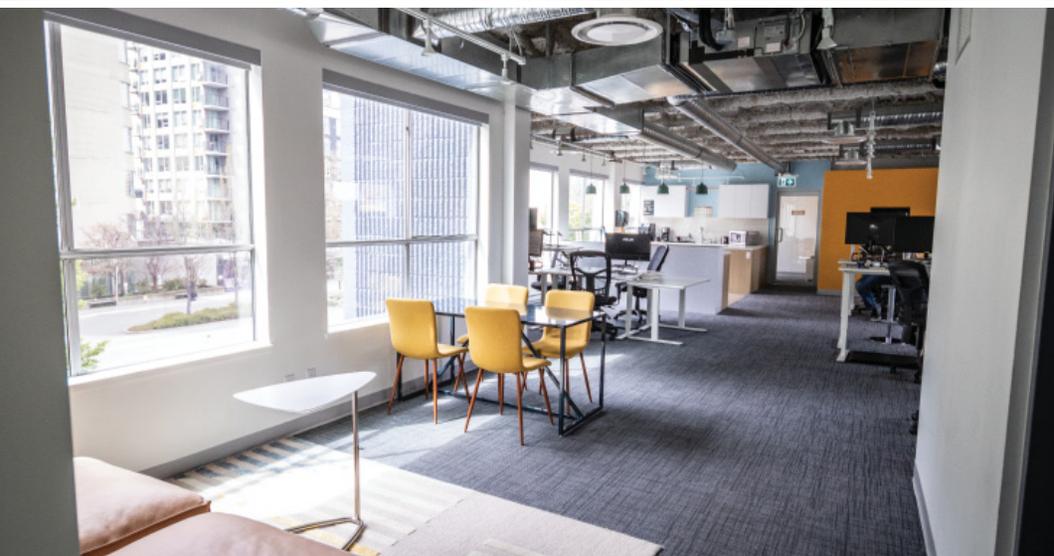
Legally described as: Lot 1 Sub Lot 3 Land District 57  
PID: 003-842-690

## CURRENT GROSS REVENUE

\$227,715

## PRICE / PROCESS

\$4,795,000 - Offers will be considered as received



# FOR SALE

## 1815 BLANSHARD STREET

VICTORIA, BC



**TIM SOMMER**  
Personal Real Estate Corporation  
Senior Vice President  
Capital Markets - Investment Sales  
**+1 250 410 3005**  
tim.sommer@cushwake.com

**CORDELL LLOYD**  
Senior Associate  
Capital Markets - Investment Sales  
**+1 250 410 3011**  
cordell.lloyd@cushwake.com

E.&O.E. This communication is not intended to cause or induce breach of an existing agency agreement. The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Cushman & Wakefield ULC PRJ0724711 (05/22 mf)