

FOR SUBLEASE

DOWNTOWN VICTORIA RETAIL SPACE

2,175 SQFT

508 HERALD STREET, VICTORIA, BC



JBW
COMMERCIAL

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THE OFFERING



FOR SUBLEASE

508 Herald Street presents a rare opportunity to lease ±2,175 SQFT of fully built-out retail space in Victoria's vibrant downtown core. Situated in the dynamic Design District, the property combines modern functionality with an adaptable layout suited to a wide range of retail and service-based uses.

The space features a welcoming front showroom with excellent street visibility, a second-level mezzanine that provides additional functional area for office or display, and a rear storage area. With its turnkey improvements and flexible configuration, this property is well-positioned for retailers, specialty businesses, or professional service operators looking to establish themselves within downtown's Old Town district.

- Fully Built-Out Retail Space
- 2nd Level Mezzanine
- Located in Old Town District
- Two Parking Stalls
- Open Concept Space

SALIENT FACTS

CIVIC ADDRESS:

508 Herald Street, Victoria, BC

SIZE: 2,175 SQFT

BASE RENT: \$22.00 / SQFT

ADDITIONAL RENT: \$15.22 / SQFT

UNIT ACCESS: Herald Street Frontage

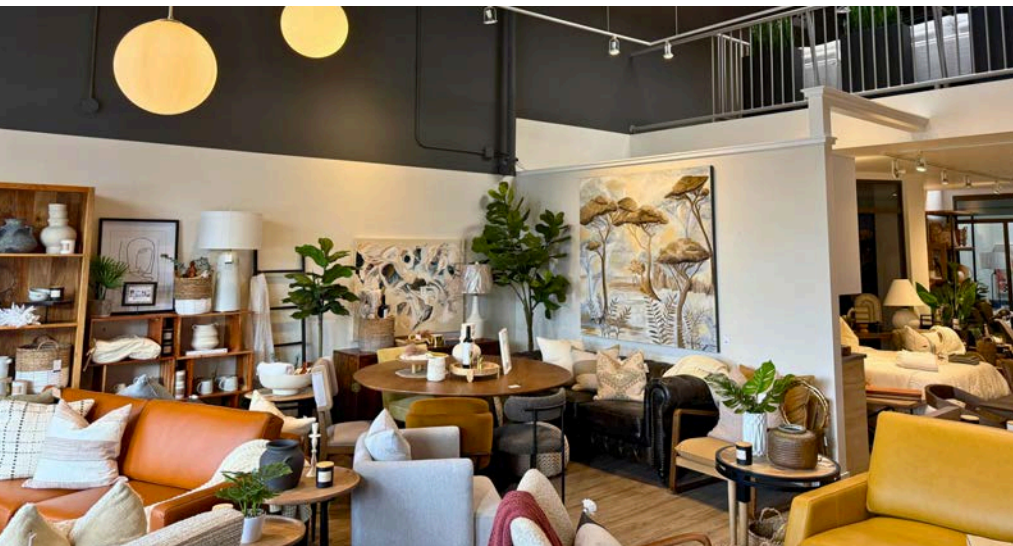
MUNICIPALITY: Victoria

ZONING: OTD-1 - Old Town District-1

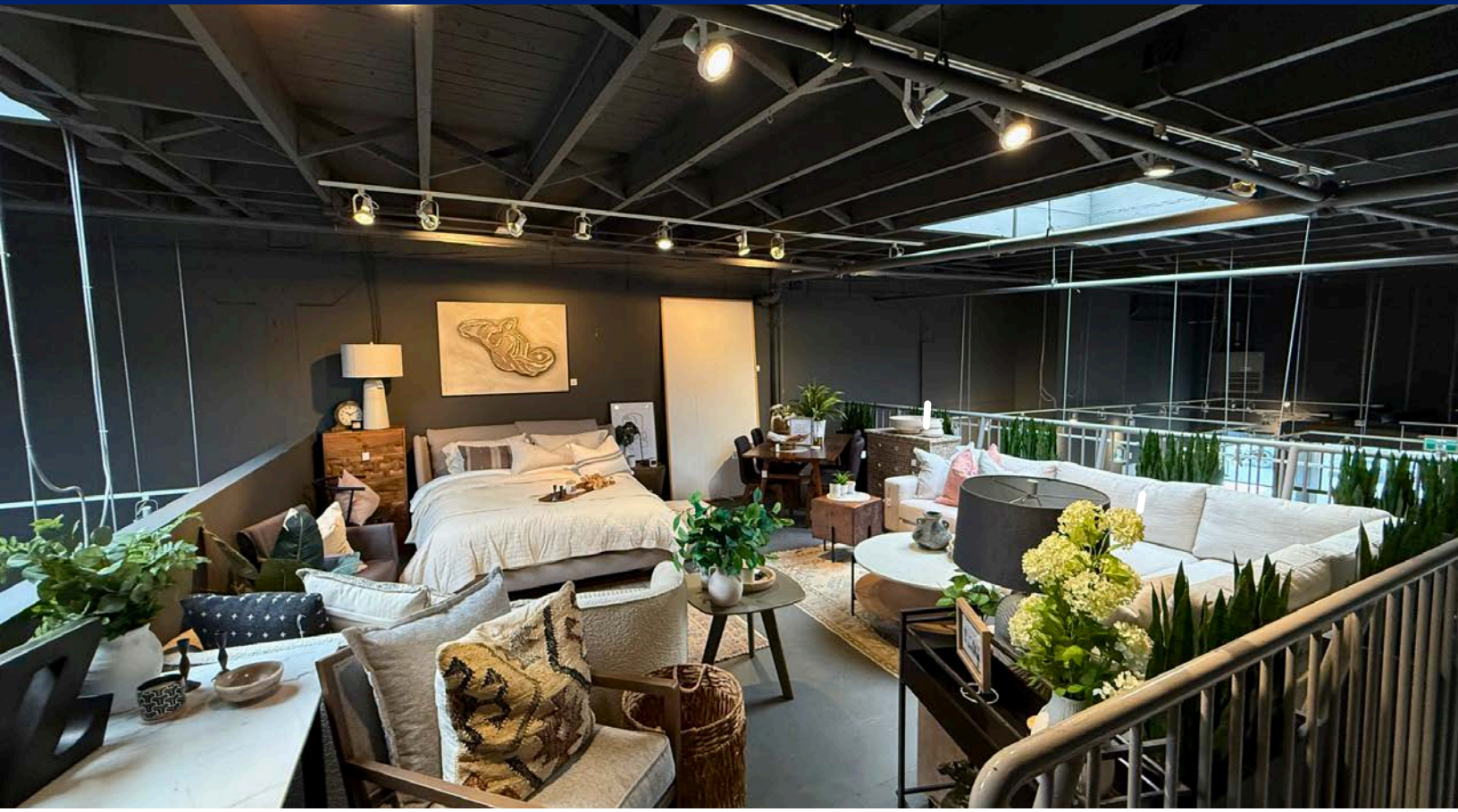
ADDITIONAL ITEMS:

- Partial Kitchenette
- Showroom + Rear Storage Area
- Private Washroom
- 2nd Level Mezzanine

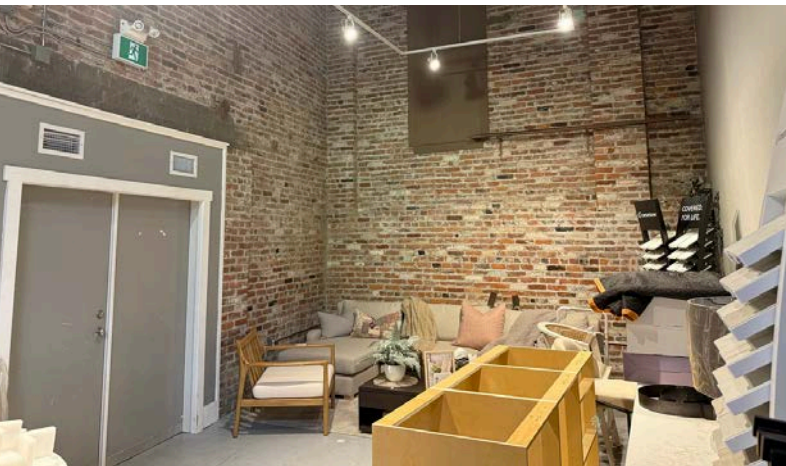
SUBLEASE TERM: Ends July 31st. 2028



508 HERALD STREET | VICTORIA



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Located in Victoria's vibrant Design District, 508 Herald Street is surrounded by an eclectic mix of boutique shops, artisanal cafés, award-winning restaurants, and creative studios that define this emerging downtown neighbourhood. The area has become a sought-after destination for both locals and visitors, blending historic character with a growing base of modern residential and commercial developments.

The property benefits from strong year-round pedestrian activity and is supported by nearby high-density residential projects, office conversions, and established businesses that drive consistent foot traffic throughout the day. Its close proximity to downtown Victoria's core, Chinatown, and Johnson Street Bridge further enhances accessibility for both customers and staff, while excellent transit connections and nearby parking options make it easy to reach from all parts of the city.

TRADE AREA & DRIVE TIME

VICTORIA CORE + 1 MINUTE

SAANICH CORE + 10 MINUTES

LANGFORD + 20 MINUTES

SIDNEY + 30 MINUTES

DUNCAN + 60 MINUTES

NANAIMO + 90 MINUTES

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