

FOR SALE

JBW
COMMERCIAL



DOWNTOWN VICTORIA MIXED-USE RETAIL/OFFICE BUILDING
INVESTMENT AND OWNER-OCCUPIER OPPORTUNITY

546 YATES STREET

VICTORIA, BC

\$7,500,000

ASKING PRICE

±9,739

SQ FT LOT

OTD-1

OLD TOWN DISTRICT

±23,740

SQ FT BUILDING

01 THE OFFERING

JBW Commercial is pleased to present the opportunity to acquire 546 Yates Street, a freehold three-storey retail and office investment or owner-occupier property comprised of ±23,740 sq ft of leasable area on a ±9,739 sq ft lot. Located in the historic Old Town district of downtown Victoria, the building sits on the 500 block of Yates Street, directly opposite the 360-stall Yates Street Parkade.

The retail level offers ±8,419 sq ft across two long-term tenanted units, both with floor-to-ceiling street-front glazing and strong street-front retail exposure. The second (±7,716 sq ft) and third (±7,605 sq ft) floors are built out as professional office space, the second floor on a long-term lease with Foundry and the third floor currently available, giving a purchaser an owner-occupier opportunity alongside the building's existing in-place income.

INVESTMENT HIGHLIGHTS

Freehold, three storeys, ±23,740 sq ft	Renovated 2008: facade, roof, heat pumps
Two high-exposure ground-floor retail units	Owner-occupier opportunity
Opposite 360-stall Yates St Parkade	Walk Score 99, Transit Score 93
Established retail and office tenancy	OTD-1 zoning, broad commercial uses
Elevator-served, street-level lobby	Steps from the Inner Harbour
Long-term tenancies in place	Tenants on triple-net (NNN) lease structures

SALIENT FACTS

CIVIC ADDRESS	546 Yates Street, Victoria
PID	001-284-827
LEGAL	Lot 1 of Lots 175, 176, 186 and 187, Victoria City, Plan 30210
ZONING	OTD-1 Old Town District-1
LOT SIZE	±9,739 sq ft*
BUILDING AREA	±23,740 sq ft
YEAR BUILT	1975, renovated 2008
USE	Retail main, office above
TAXES (2026)	\$142,398.70
PARKING	Ample on-street and 360-stall parkade
TENANTS AND LEASE TERMS	
Lagree West Fitness	September 30, 2029
Foundry (VIHA)	August 31, 2033
Jima Retail Corp.**	February 3, 2031
FINANCIALS	Provided upon CA execution
PRICE	\$7,500,000

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YATES STREET FACADE



RETAIL FRONTAGE



MAIN FLOOR RETAIL

*As per BC Assessment

**Sublease in place with Infusion Play VR



INFUSION PLAY VR

MAIN FLOOR RETAIL (±5,760 SQ FT) — TO FEBRUARY 3, 2031 (SUBLEASED)



A premier indoor entertainment centre offering an extensive lineup of virtual reality experiences, interactive challenge rooms, and traditional arcade games. The facility caters to all skill levels and groups, making it a popular choice for everything from casual dates and family outings to large corporate team-building events.



LAGREE WEST

MAIN FLOOR RETAIL (±2,659 SQ FT) — TO SEPTEMBER 30, 2029

**LAGREE
FITNESS**

Lagree West is a high-intensity Pilates studio using state-of-the-art equipment called the Megaformer, offering efficient, low-impact workouts designed to build a strong mind-to-muscle connection.



FOUNDRY VICTORIA

SECOND FLOOR OFFICE (±7,716 SQ FT) — TO AUGUST 31, 2033

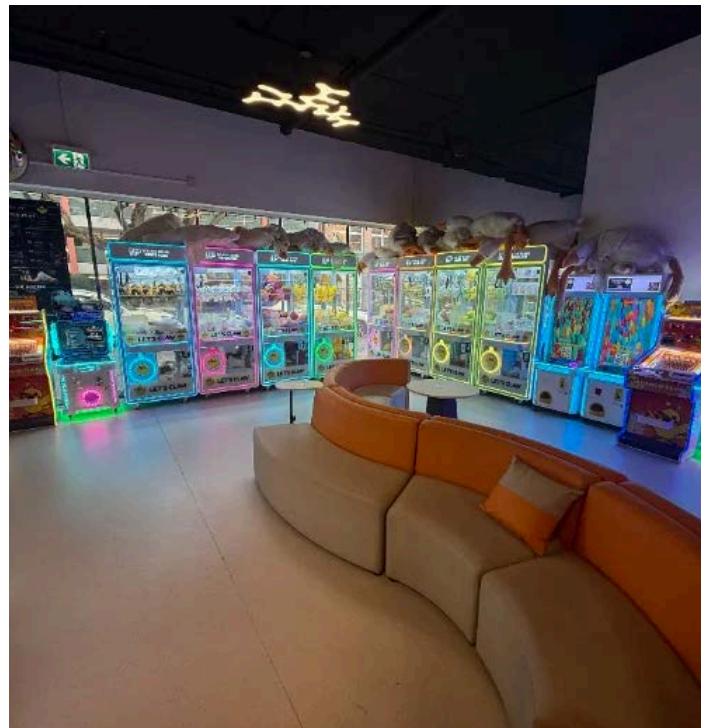


Foundry is a province-wide network of integrated health and wellness services for young people ages 12–24 and their families. Foundry Victoria is operated by Island Health. At Foundry centres, multiple service providers and organizations work together to provide a variety of services to youth and families.

BUILDING AND UNIT BREAKDOWN

FLOOR	USE	SQ FT
MAIN FLOOR	Retail	±2,659
MAIN FLOOR	Retail	±5,760
SECOND FLOOR	Office	±7,716
THIRD FLOOR	Office — available	±7,605

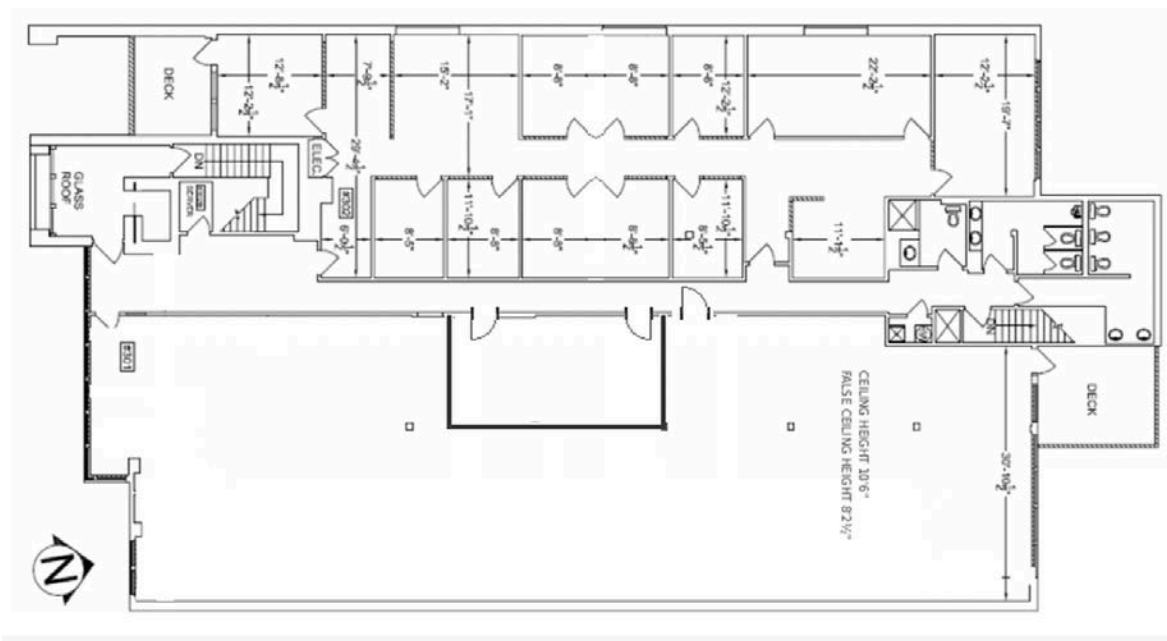
TOTAL BUILDING ±23,740 SQ FT



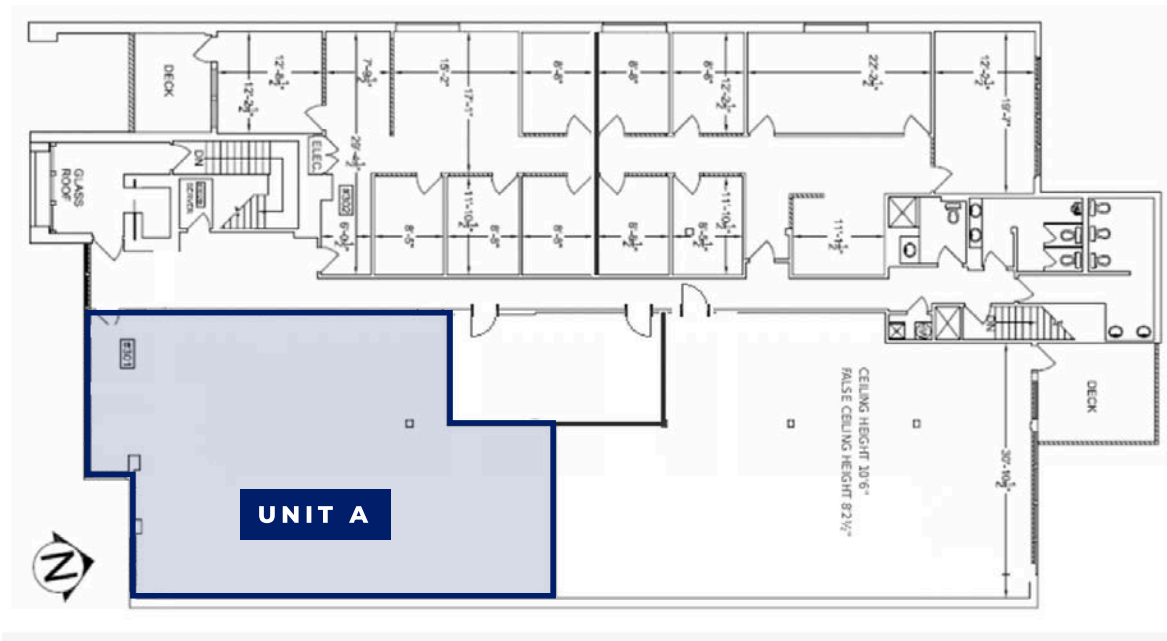
03 THIRD FLOOR — AVAILABLE

The full third floor is currently available. A purchaser can occupy it as an owner-user, or lease it as fully built-out office space with private offices, boardrooms, a kitchenette, three washrooms with shower, and two private decks. The floor can also be demised, with a ±1,500 sq ft Unit A option shown below.

CURRENT LAYOUT — ±7,605 SQ FT



DEMISING OPTION — UNIT A — ±1,500 SQ FT



±7,605 SQ FT AVAILABLE	10'6" CEILING HEIGHT	Two PRIVATE DECKS	Three WASHROOMS + SHOWER
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546 YATES STREET

LOCATION

The property sits on the 500 block of Yates Street between Wharf and Government Streets, in the heart of Victoria's Old Town and steps from the Inner Harbour. Neighbouring businesses include Perro Negro, Ferris' Oyster Bar, Chuck's Burger Bar, Outlooks for Men, Hughes, Starbucks, and El Furniture Warehouse, surrounded by heritage buildings and one of the most walkable downtowns in Canada.

On-street pay parking runs along Yates Street, and the 360-stall City of Victoria parkade sits directly across the street. Transit routes 6, 7, 11, 14, 22, 27 and 50 pass nearby, with connections along Douglas Street to Royal Oak, UVic and Langford.

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TRADE AREA & DRIVE TIME

VICTORIA CORE	1 min
SAANICH CORE	10 min
LANGFORD	20 min
SIDNEY	30 min
DUNCAN	60 min
NANAIMO	90 min

[VIEW ON GOOGLE MAPS](#) →

SPEAK WITH THE LISTING TEAM

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