PRIME RETAIL OPPORTUNITY
FOR LEASE
584 Johnson Street, Victoria, B.C.







Exceptional Ground-Floor Retail with Lower-Level Space

An outstanding retail opportunity featuring a prime ground-floor storefront with additional lower-level space in the heart of downtown Victoria.Surrounded by established retailers and popular local businesses, including Fluevog Shoes, Hey Happy, Ecologyst, Zingaro, and many others, this vibrant stretch of Johnson Street offers excellent exposure to both high vehicle traffic and strong pedestrian counts.

Natalia Nardi
Associate Managing Broker
250 381 2265
nnardi@naicommercial.ca

Erin Glazier
Senior Associate
250 415 5690
eglazier@naicommercial.ca

NAI Commercial
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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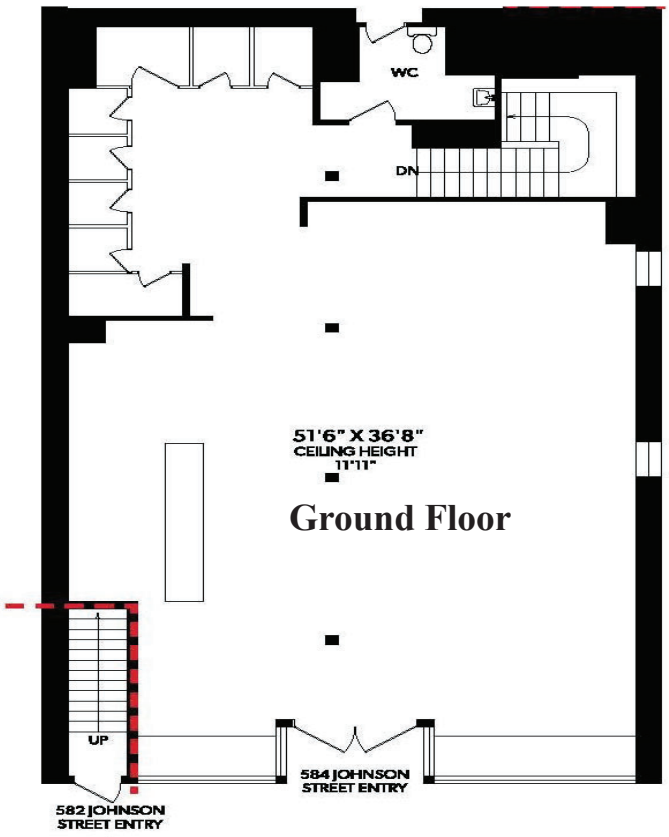
- Excellent storefront visibility and signage exposure
- Prominent signage opportunity facing Johnson Street
- Existing layout includes change rooms and storage, offering flexibility for a variety of retail uses.

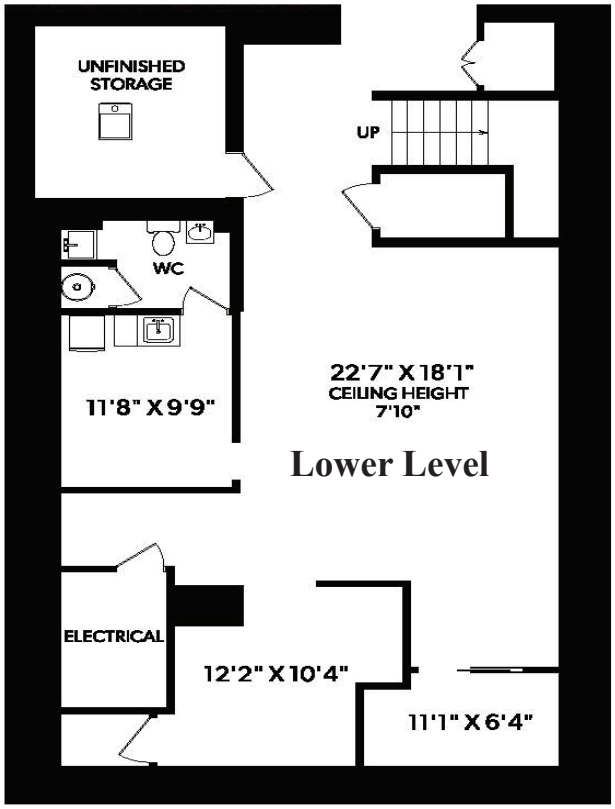
Premises:
Ground-Floor: 2,500 SF
Lower-Level: 1,500 SF
*Units are to be leased together, for a total of 4,000 SF.

Asking Rate:
Ground-Floor: $46.70 / SF Base Rent
Lower-Level: $18.00 / SF Base Rent

Operating Costs estimated at $14.61 PSF (2026)

Zoning: OTD-1 Old Town District-1 Zone





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