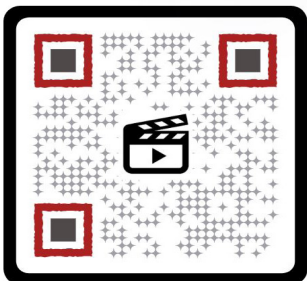


FOR SALE

DOUGLAS SHOPPING CENTRE 2950 Douglas Street, Victoria, B.C.



VIRTUAL VIDEO

NAI COMMERCIAL

120 - 4243 Glanford Avenue

Saanich, BC V8Z 4B9

naivictoria.ca

OPPORTUNITY

NAI Commercial is pleased to present the opportunity to acquire a centrally located grocery anchored neighborhood shopping centre, fully leased with a mix of national and regional tenants situated on 2.2 acres with an additional parking lot prime for redevelopment.

LOCATION

Douglas Shopping Centre is located between Burnside Road East and Douglas Street / Highway 1, which is the main arterial route between Victoria and Saanich. Situated close to residential neighborhoods, industrial, office and other retail hubs, the property is easily accessible by car, public transit and cycling routes.

The **Douglas Shopping Centre** showcases a variety of long-standing commercial tenants including:



PROPERTY DETAILS

ADDRESS

2950 Douglas Street
592 Burnside Road East

LEGAL DESCRIPTION

2950 Douglas Street
Lot A, Sections 4&5, Victoria District,
Plan 44051, PID: 004-675-002

592 Burnside Road East
Lot 1, Dection 4, Victoria District, Plan 6903
PID: 000-604-925

YEAR BUILT

1989

BUILDING SIZE

55,000 SF

SITE SIZE

2950 Douglas Street: 96,573 SF
592 Burnside Road East: 11,830 SF
Total: 108,403

ZONING

C-1 Limited Commercial Zoning, R-1 B Zoning Single Family Dwelling District allow for many uses including but not limited to: professional office, retail, restaurant, call centre, theatres, high tech and more.

ASSESSED VALUE

2950 Douglas Street: \$21,116,000
592 Burnside Rd E: \$1,879,500

Property Taxes:

2950 Douglas Street: \$389,499
592 Burnside Rd E: \$34,602

Number of Tenants: 34

Parking Stalls:

2950 Douglas Street: 144
592 Burnside Road East: 38
Total: 182

MIDTOWN DEVELOPMENT OVERVIEW

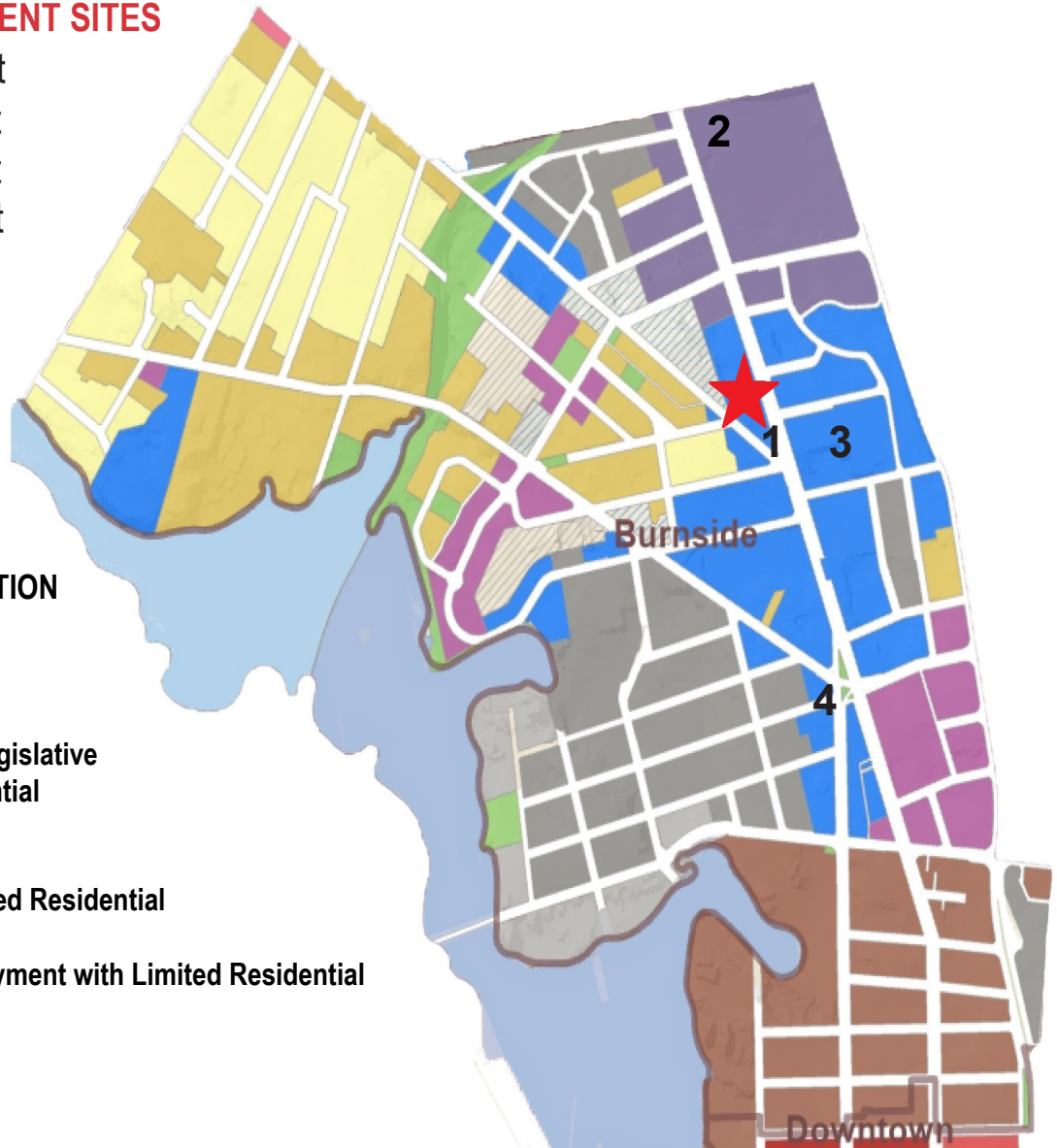
Douglas Shopping Centre and the neighboring vacant parcel are located within the Midtown district of Greater Victoria. Situated between both the City of Victoria and the District of Saanich, this corridor is slated for high density redevelopment along one of the regions busiest transit corridors. Several nearby sites are currently in the process of redevelopment into mixed-use residential and commercial, along with other properties in the planning stages. BC Transit's Rapid Transit plans are along the major corridor of Douglas Street directly in front of the property with future plans for rapid residential and commercial growth.

CURRENT DEVELOPMENT SITES

- 1 2959 Douglas Street
- 2 3075 Douglas Street
- 3 2900 Douglas Street
- 4 2706 Douglas Street

URBAN PLACE DESIGNATION

- Core Historic
- Core Business
- Core Employment
- Core Inner Harbour/Legislative
- Core Songees Residential
- Core Residential
- General Employment
- Employment with limited Residential
- Industrial Employment
- Light Industrial Employment with Limited Residential
- Marine Industrial
- Town Centre
- Large Urban Village
- Small Urban Village
- Urban Residential
- Housing Opportunity
- Traditional Residential
- Mixed Residential
- Public Facilities, Parks and Open
- Rail Corridor





DRIVE TIMES
 Downtown Victoria: 4 MINS
 Westshore: 15 MINS
 Victoria Airport (YYJ): 23 MINS
 Swartz Bay Ferries: 28 MINS

Population 217,544	Avg. Household \$ \$111,331	Average Age 45

For a complete information package please contact the Listing Agents:

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NAI Commercial
 COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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