## WHERE VICTORIA'S BEST NEIGHBOURHOODS CONNECT



# HIGH EXPOSURE RETAIL FOR LEASE

1104 YATES STREET, VICTORIA

JOIN POPEYES







WILLIAM | WRIGHT

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NEST is a boutique 12-storey mixeduse development located at the corner of Cook and Yates. Created by Chard Development, NEST sits at the intersection of Victoria's best neighbourhoods - Fernwood, Fairfield and Downtown. NEST includes 107 condominium homes above 4 high exposure retail units and a second storey childcare space.







### L THE OPPORTUNITY

William Wright Commercial presents the rare opportunity to lease the highly desirable retail units in Victoria's fastest growing neighbourhood, Harris Green. With a daily volume of more than 10,000 vehicles, NEST is ideally positioned at a high visibility intersection with retail frontage along both Cook and Yates Street. NEST features four retail units ranging from 1,061 – 2,356 SQFT and located just steps away from everything.

Exceptionally designed by Chard Development, these small and efficient retail units accommodate a wide range of businesses, complete with a corner unit offering a high exposure patio opportunity for a unique neighbourhood benchmark restaurant. Surrounded by residential developments on every corner, NEST offers the most highly desirable retail opportunity on Vancouver Island.



## + RETAIL FEATURES







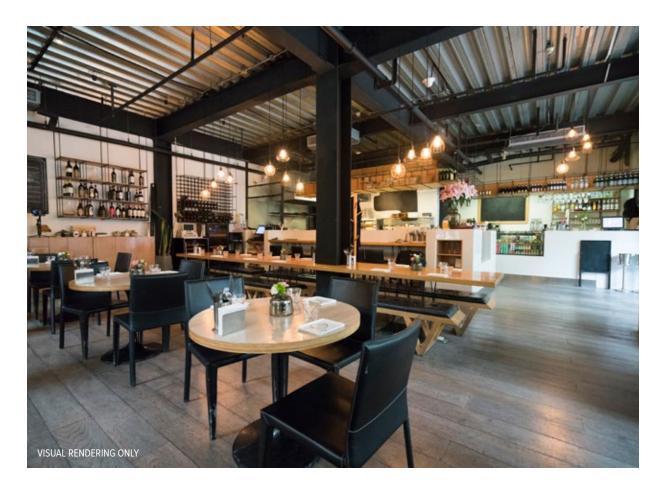
AMAZING RETAIL EXPOSURE AT COOK AND YATES STREET

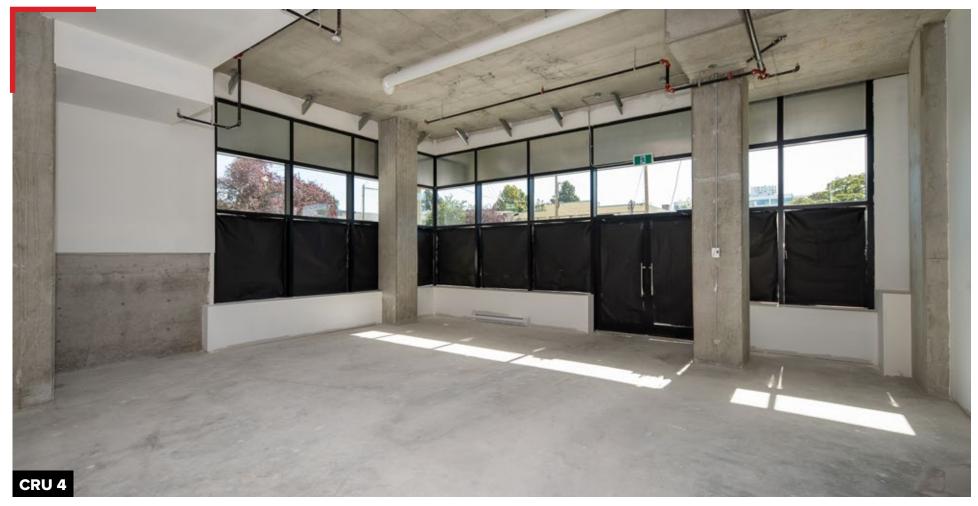


SELECT UNITS HAVE BASE BUILDS TO SUPPORT A CAFÉ/ RESTAURANT



100+ UNDERGROUND COMMERCIAL PARKING STALLS















UNIT #	SIZE (SQFT)	PARKING STALLS	LEASE RATE	ADD. RENT	PATIO (SQFT)	F
CRU 1 LEAS	ED 1,401	1				_
CRU 2 LEAS	ED 1,107	1				_
CRU 3 LEAS	ED 2,356	2			600*	_
CRU 4 (1104 YATES ST)	1,061	1	\$36/FT	\$18.64/FT		

\*PATIO SQFT NOT INCLUDED IN THE UNIT SIZE





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**В** В S C O R E **97** 

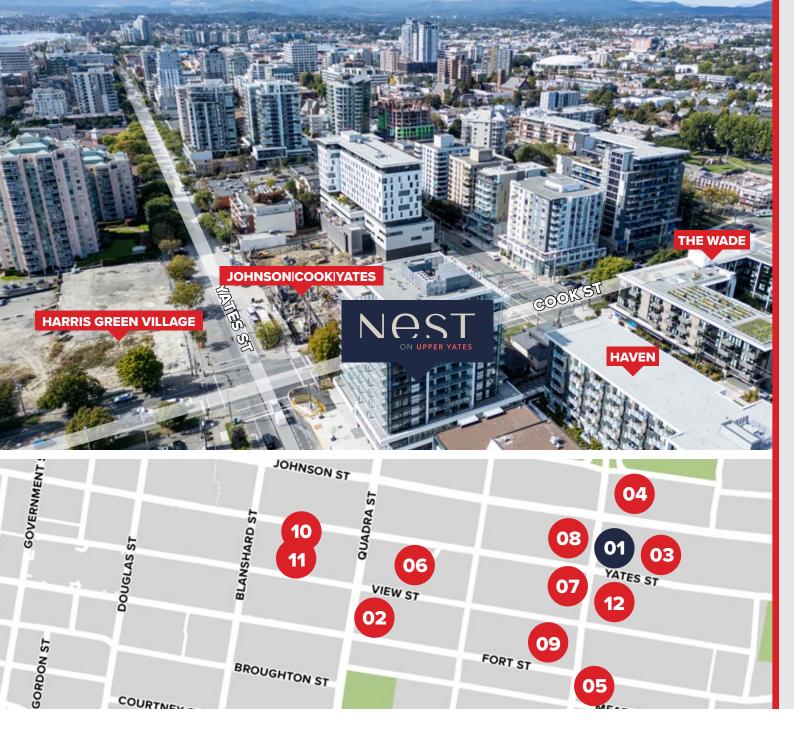
TRANSIT SCORE



# **EVERYTHING RIGHT OUTSIDE YOUR DOOR**

Located on the edge of the downtown core with great vehicle access and walkability. Street parking as well as short and long term parking available underground.





- 1104 Yates Street
  NEST
- 930 Fort Street
- 1115 Johnson Street
  Haven
- 1105 Pandora Avenue
  The Wade
- 1033 Cook Street
  Black and White
- 900 Yates Street
  Harris Green Village
- 1000 Yates Street
  Harris Green Village
- 1050 Yates Chard Development Site
- 1150 Cook Street
  The Mod
- 845 Johnson Street
  Vivid at the Yates
- 848 Yates Street Yates on Yates
- 1101 Yates Street
  BCGEU Development Site

## **AREA DEVELOPMENTS IN THE GROWING CITY**





### FOR MORE INFORMATION CONTACT

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