

WHERE VICTORIA'S BEST NEIGHBOURHOODS CONNECT

**NEST**  
ON UPPER YATES

# HIGH EXPOSURE RETAIL FOR LEASE

1104 YATES STREET, VICTORIA

**JOIN**  
**POPEYES**

**pizza  
pizza**

**Families**  
REAL ESTATE

**LAST UNIT  
REMAINING!**



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# NEST

ON UPPER YATES

NEST is a boutique 12-storey mixed-use 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.



## + 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



± 15' CEILING HEIGHTS



FLOOR TO CEILING WINDOW  
GLAZING



AMAZING RETAIL EXPOSURE AT  
COOK AND YATES STREET



SELECT UNITS HAVE BASE  
BUILDS TO SUPPORT A CAFÉ/  
RESTAURANT



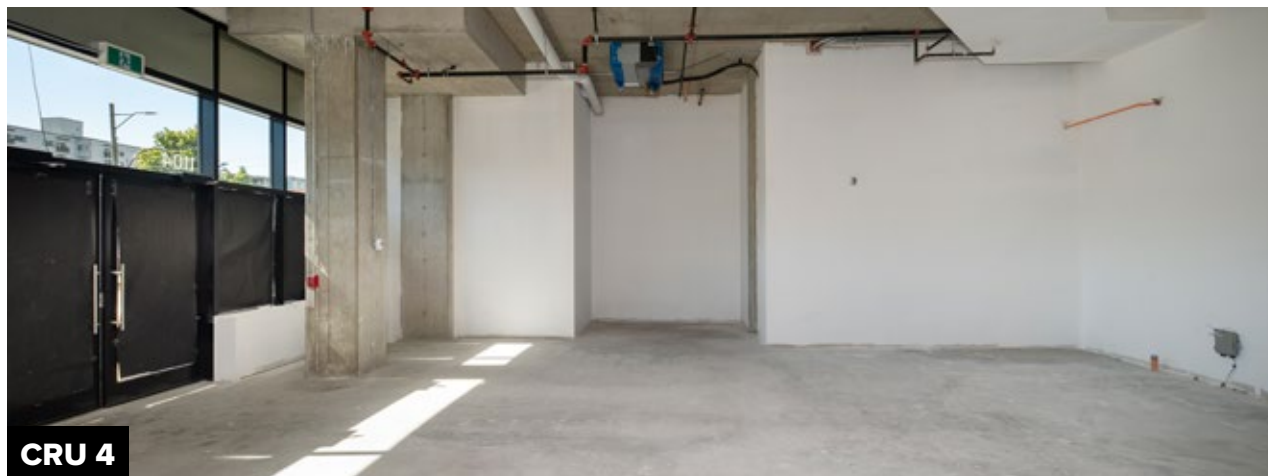
100+ UNDERGROUND  
COMMERCIAL PARKING STALLS



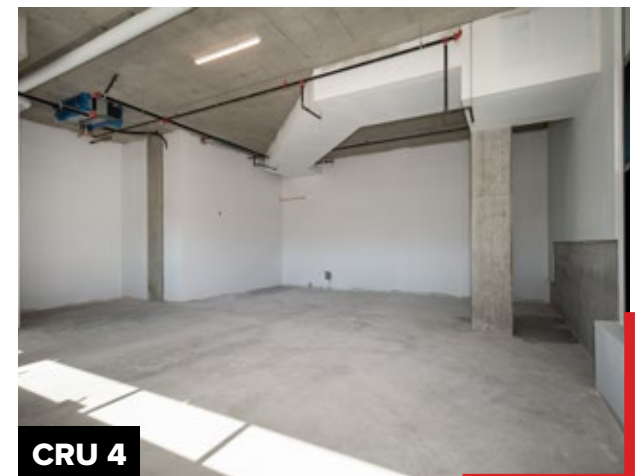
VISUAL RENDERING ONLY



**CRU 4**



**CRU 4**



**CRU 4**



**CRU 4**



**CRU 4**



**LAST UNIT  
REMAINING!**

| UNIT #                   | SIZE (SQFT) | PARKING STALLS | LEASE RATE | ADD. RENT  | PATIO (SQFT) |
|--------------------------|-------------|----------------|------------|------------|--------------|
| CRU 1 <b>LEASED</b>      | 1,401       | 1              |            |            |              |
| CRU 2 <b>LEASED</b>      | 1,107       | 1              |            |            |              |
| CRU 3 <b>LEASED</b>      | 2,356       | 2              |            |            | 600*         |
| CRU 4<br>(1104 YATES ST) | 1,061       | 1              | \$36/FT    | \$18.64/FT |              |

\*PATIO SQFT NOT INCLUDED IN THE UNIT SIZE



POPULATION IN  
GREATER VICTORIA

**397,231**



BUSINESSES IN VICTORIA

**11,300+**



WALK SCORE

**97**



BIKE SCORE

**97**



TRANSIT SCORE

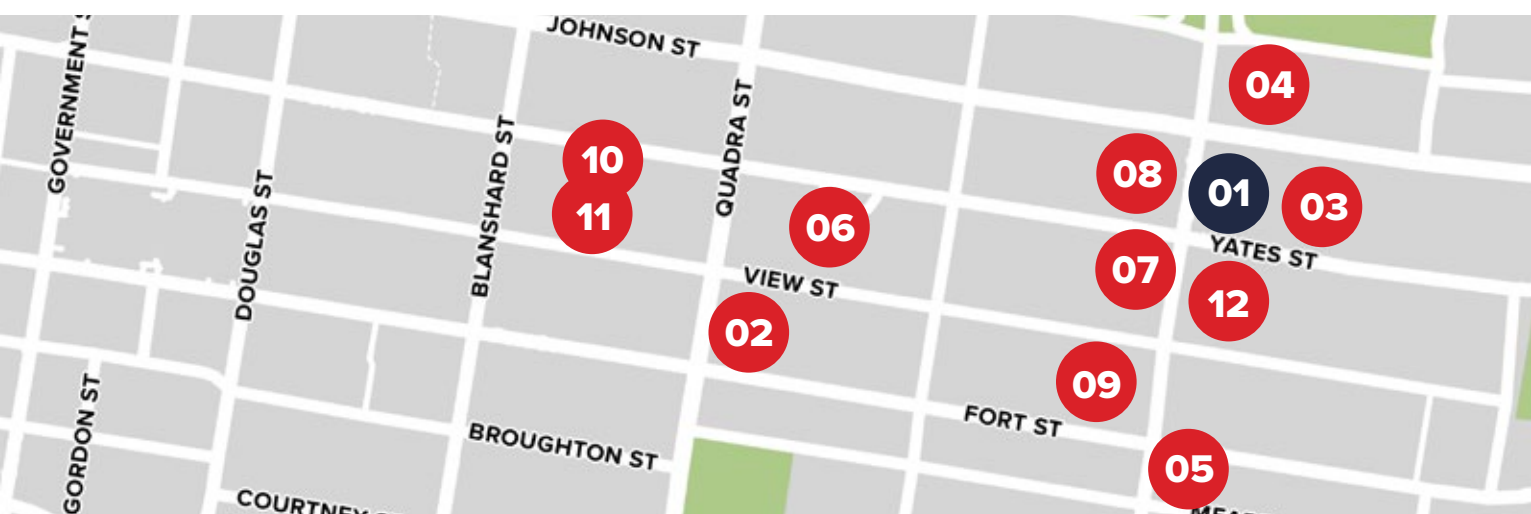
**86**



## 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.





- 01 1104 Yates Street  
NEST
- 02 930 Fort Street
- 03 1115 Johnson Street  
Haven
- 04 1105 Pandora Avenue  
The Wade
- 05 1033 Cook Street  
Black and White
- 06 900 Yates Street  
Harris Green Village
- 07 1000 Yates Street  
Harris Green Village
- 08 1050 Yates - Chard  
Development Site
- 09 1150 Cook Street  
The Mod
- 10 845 Johnson Street  
Vivid at the Yates
- 11 848 Yates Street  
Yates on Yates
- 12 1101 Yates Street  
BCGEU Development Site

## AREA DEVELOPMENTS IN THE GROWING CITY



## FOR MORE INFORMATION CONTACT

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