

WHERE VICTORIA'S BEST NEIGHBOURHOODS CONNECT

NEST
ON UPPER YATES

HIGH EXPOSURE RETAIL FOR LEASE

1100 YATES STREET, VICTORIA

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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 will include 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 1,050 – 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

CEILING HEIGHTS UP TO 14'8"

**FLOOR TO CEILING WINDOW
GLAZING**

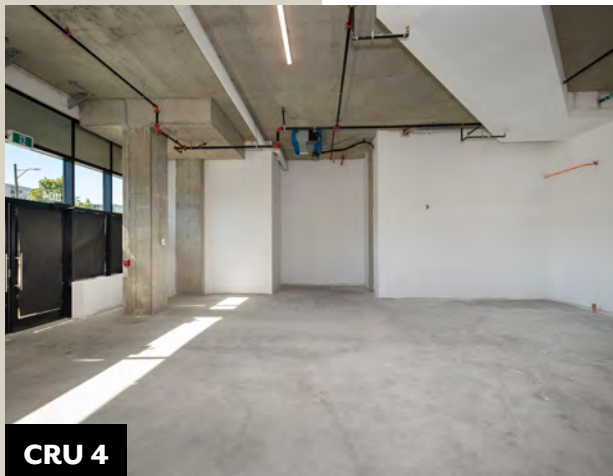
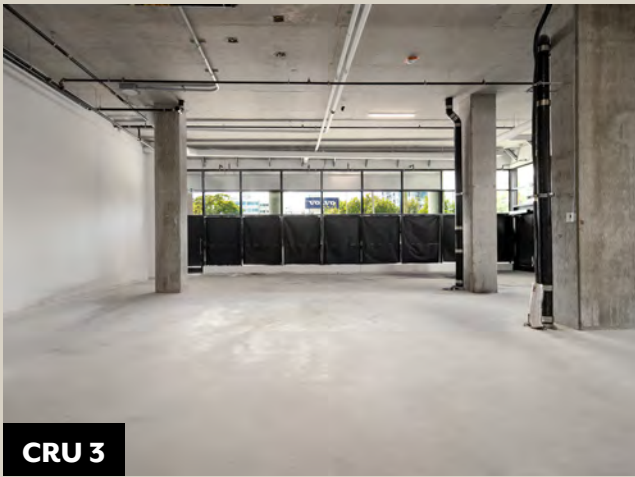
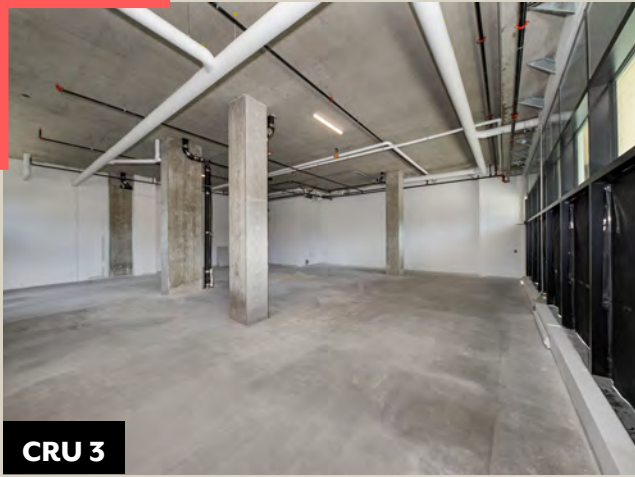
**AMAZING RETAIL EXPOSURE ON
TO COOK AND YATES STREET**

**PATIO OPPORTUNITIES FOR
SELECT UNITS**

**SELECT UNITS HAVE BASE
BUILDS TO SUPPORT A CAFÉ/
RESTAURANT**

**100 UNDERGROUND
COMMERCIAL PARKING STALLS**







CRU 3



CRU 4



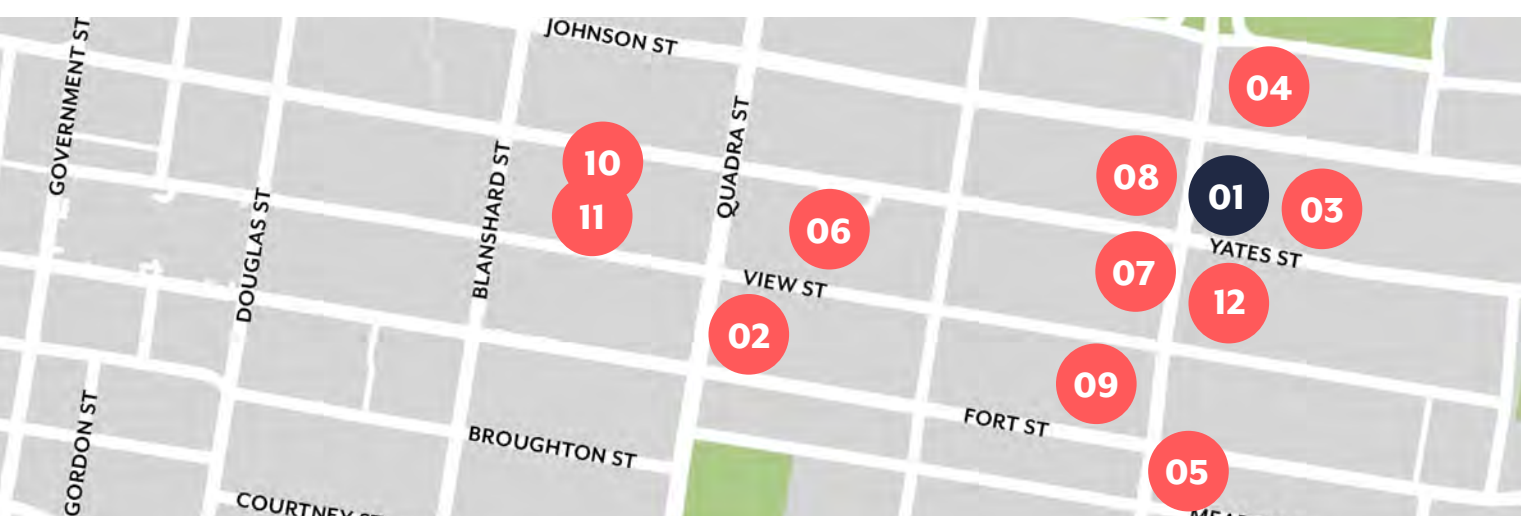
**ESTIMATED
DELIVERY
Q3 2024**

UNIT #	SIZE (SQFT)	PARKING STALLS	LEASE RATE	ADD. RENT	PATIO (SQFT)
CRU 1	LEASED 1,401	1	\$38/FT	TBD	
CRU 2	LEASED 1,107	1	\$38/FT	TBD	
CRU 3	2,356	2	\$40/FT	TBD	600*
CRU 4	1,050	1	\$36/FT	TBD	

*PATIO SQFT NOT INCLUDED IN THE UNIT SIZE



EVERYTHING RIGHT OUTSIDE YOUR DOOR



- 01 1100 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 Yates + Cook Street
Johnson|Cook|Yates
- 09 1150 Cook Street
- 10 845 Johnson Street
Vivid at the Yates
- 11 848 Yates Street
Yates on Yates
- 12 1101 Yates Street
Future Development Site

AREA DEVELOPMENTS IN THE GROWING CITY



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