### WHERE VICTORIA'S BEST NEIGHBOURHOODS CONNECT



# HIGH EXPOSURE RETAIL FOR LEASE

1100 YATES STREET, VICTORIA

### WILLIAM | WRIGHT

### **SANTANNA PORTMAN**

santanna.portman@williamwright.ca 250.586.1226

### **DAVID BOON**

david.boon@williamwright.ca 250.590.5797





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 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









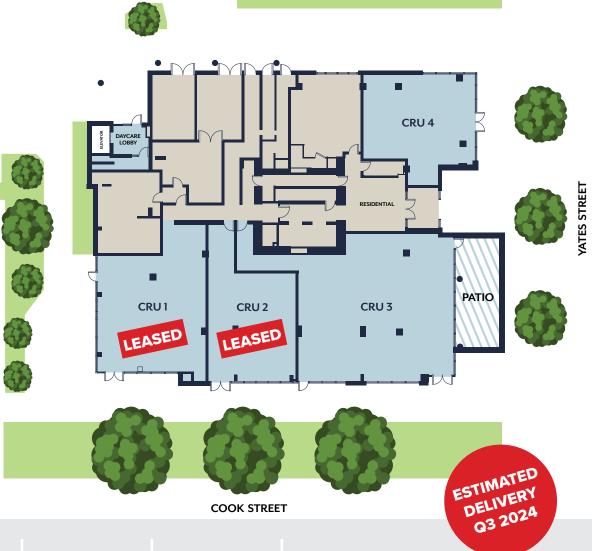








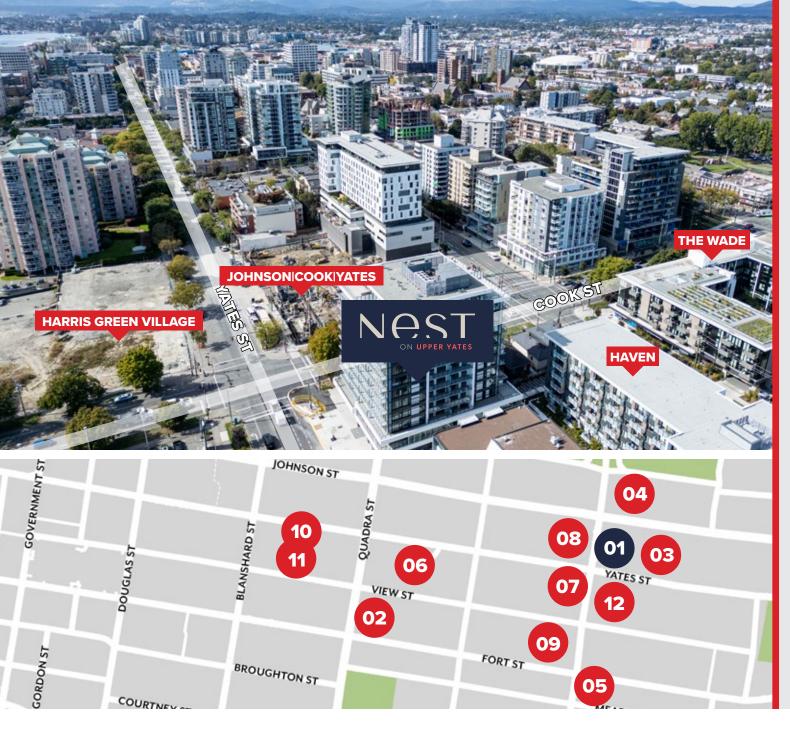




UNIT #	SIZE (SQFT)	PARKING STALLS	LEASE RATE	ADD. RENT	PATIO (SQFT)	
CRU 1 LEA	SED 1,401	1	\$38/FT	TBD		
 CRU 2 LEA	SED 1,107	1	\$38/FT	TBD		
CRU 3	2,356	2	\$40/FT	TBD	600*	*PATIO SQFT NOT INCLUDED IN
CRU 4	1,050	1	\$36/FT	TBD		THE UNIT SIZE



# **EVERYTHING RIGHT OUTSIDE YOUR DOOR**



- 1100 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
- 07 1000 Yates Street Harris Green Village
- Yates + Cook Street
  Johnson|Cook|Yates
- 09 1150 Cook Street
- 845 Johnson Street
  Vivid at the Yates
- 848 Yates Street Yates on Yates
- 1101 Yates Street
  Future Development Site

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





#### FOR MORE INFORMATION CONTACT

#### **SANTANNA PORTMAN**

santanna.portman@williamwright.ca 250.586.1226

### **DAVID BOON**

david.boon@williamwright.ca 250.590.5797

williamwright.ca











Vancouver Office

1340-605 Robson Street Vancouver, BC 604.428.5255 **Tri-Cities Office** 

370-2755 Lougheed Highway Port Coquitlam, BC 604.545.0636 Fraser Valley Office

180-8621 201 Street Langley, BC 604.546.5555 Victoria Office

843 Johnson Street Victoria, BC 250.590.5797 **Central Island Office** 

100B-154 Memorial Avenue Parksville, BC 250.586.1226 Kelowna Office

205-478 Bernard Avenue Kelowna, BC 236.420.3558 Kamloops Office

406-121 5th Avenue Kamloops, BC 236.425.1617

E.&O.E. This communication is not intended to cause or induce breach of an existing agency agreement. William Wright Commercial Real Estate Services has prepared this document for the sole purposes of advertising and general information. William Wright Commercial Real Estate Services and its listing client and/or clients make no guarantees or or warranties of any kind, expressed or implied, regarding the information including but not limited to warranties of content, accuracy, completeness, and reliability, and on ot accept or assume any responsibility or liability, consequential or direct, for the recipients nation; recipient and/or interested party should undertake their own appropriate and independent due diligence and inquiries to the accuracy of the information, which is subject to errors, omissions, and changes, including changes to price or withdrawal, without notice. Sizes are approximate and based on architectural measurements. William Wright Commercial Real Estate Services and its listing client and/or clients. © 2025 William Wright Commercial Real Estate Services. All rights reserved.

William Wright Commercial Real Estate Services Inc. 843 Johnson Street, Victoria T 250.590.5797 | F 604.428.5254 williamwright.ca