

# FOR SALE

THE JULIET

760 JOHNSON STREET, VICTORIA, BC

## STREET-FRONT STRATA UNITS IN DOWNTOWN VICTORIA



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**Marcus & Millichap**

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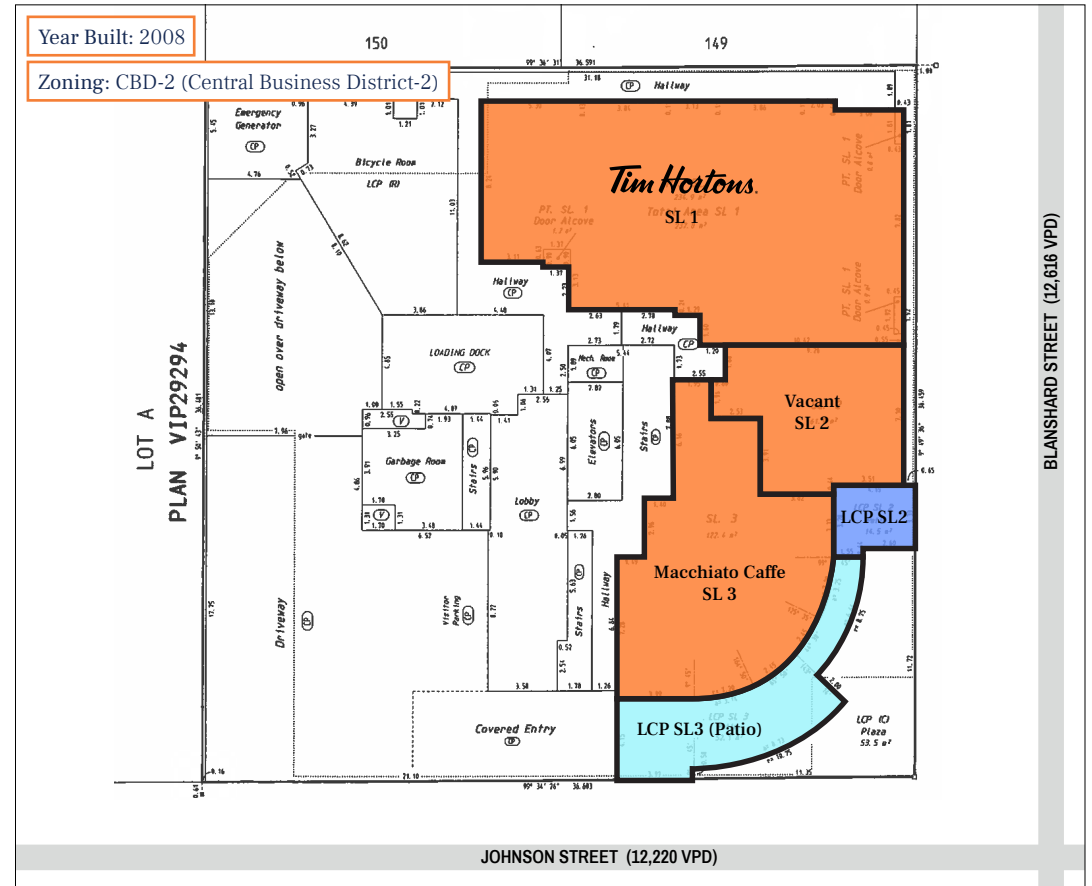
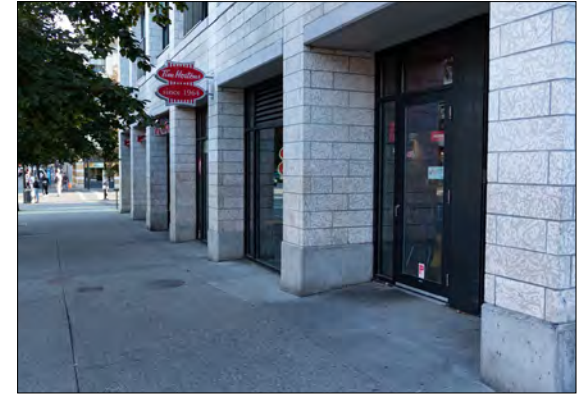
THE JULIET, VICTORIA, BC

## SALIENT DETAILS

<b>Municipal Address:</b>	780 Johnson Street, Victoria, BC
PID:	027-683-061
Tenant:	Macchiato Caffe
Parking Stalls:	1
Rentable Area:	1,318 SF (plus outdoor patio seating)
NOI:	\$51,466 / annum
Expiration Date:	31-Dec-21
Renewal Options:	1x5 Yrs @ Fair Market Rent
Price:	\$1,030,000
Cap Rate:	5.00%
<b>Municipal Address:</b>	1410 Blanshard Street, Victoria, BC
PID:	027-683-010
Tenant:	Tim Hortons (The TDL Group Corp.)
Parking Stalls:	2
Rentable Area:	2,560 SF
NOI:	\$110,360 / annum
Expiration Date:	31-Oct-23
Renewal Options:	1x5 Yrs @ \$45.00 PSF 2x5 Yrs @ Fair Market Rent
Price:	\$2,450,000
Cap Rate:	4.50%
<b>Municipal Address:</b>	1406 Blanshard Street, Victoria, BC
PID:	027-683-052
Tenant:	Vacant
Parking Stalls:	1
Rentable Area:	666 SF
NOI:	N/A
Expiration Date:	N/A
Renewal Options:	N/A
Price:	\$650,000
Cap Rate:	N/A

## OPPORTUNITY

The Vendor has exclusively retained Marcus & Millichap REIS Canada Inc. to facilitate the sale of three separate street-front strata units at the base of the Juliet building (the "Subject Property"). The Juliet building is a 14-storey mixed-use development completed by Chard Development in 2008, featuring 96 units of residential, complimented by three high-profile ground floor strata units. The three strata units are being offered on an individual basis. Two of the three units are leased by Tim Hortons (The TDL Group Corp.) and Macchiato Caffe, while the third is being offered as vacant possession.



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## VICTORIA



The commercial, cultural and historic heart of the greater Capital Regional District



Population Growth (1 KM radius): 11.8%



Key Industries: Tourism, Health, Education

## LOCATION OVERVIEW



Located in the heart of Downtown Victoria



Strategically positioned along the corner of Blanshard Avenue and Johnson Street



Located within walking distance to some of Victoria's most prominent retailers, local businesses, and iconic tourist attractions



Easily accessible via car, public transportation and foot



## INVESTMENT HIGHLIGHTS



Street-front strata units for sale along Blanshard Street, Victoria's busiest commuter corridor



Tenanted units are occupied by Tim Hortons and Macchiato Caffè, an iconic Canadian Coffee house and a well followed local eatery and cafe



Vacant unit offers 666 SF of turn-key space accommodating a wide variety of retail / professional services



The Subject Property is directly adjacent to the Johnson Street Parkade, kitty-corner from BC Ferries head office (580 employees), as well as within a two block radius of numerous Provincial Ministry offices including BC's Ministry of Health



Downtown Victoria continues to undergo significant residential development, resulting in a strong population growth, dense market catchment, and demand for nearby retail amenities



Offered free and clear of debt allowing purchasers to take advantage of attractive financing

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## LOCATION HIGHLIGHTS

2020 Demographics	1 KM	3 KM	Victoria
Population	17,845	102,813	122,897
Average Household Income	\$66,130	\$80,000	\$94,453
Population Growth (2014-2019)	11.8%	6.6%	5.4%
Projected Population Growth (2019-2024)	8.6%	5.0%	4.1%



- 1. **Subject Property**
- 2. Ministry of Health
- 3. Harris Green Village: London Drugs, Market on Yates
- 4. BC Ferries Office
- 5. Cineplex

- 6. 1515 Douglas Street: BCiMC Deloitte, BDC
- 7. Centennial Square, City Hall
- 8. 7-Eleven
- 9. Scotiabank
- 10. BMO

- 11. CIBC
- 12. Cactus Club
- 13. Burger King
- 14. Subway
- 15. McDonald's
- 16. The Bay Centre: Earls, Sport Chek, Telus,

- The Source, Goodlife Fitness
- 17. TD Canada Trust
- 18. Starbucks
- 19. MEC
- 20. Inner Harbour Centre
- 21. Fairmont Express

\*For more information on scores and methodology, visit <https://www.walkscore.com/methodology>

# Marcus & Millichap

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## SPECIAL COVID-19 NOTICE

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