Opportunity to Secure Space at Affordable Rates in Victoria's Prime Retail Node, with Parking

CUSHMAN & WAKEFIELD

FOR LEASE

MAYFAIR DISTRIBUTION CENTRE

770 SPRUCE AVENUE

VICTORIA, BC

SERVICE COMMERCIAL
RANGING FROM 4,552 SF TO 12,000 SF

RETAIL
2,400 SF TO 6,000 SF

SERVICE COMMERCIAL OPPORTUNITY

UNIT 101: 7,448 SF
UNIT 101C: 4,552 SF

101 and 101C are currently contiguous as one unit and make up 12,000 SF. Suitable for retail sales, showroom, wholesale, social services, and more. Units can be demised and have 3 grade-level loading doors in place. Building and pylon signage are available.

PROPERTY OVERVIEW

AVAILABLE AREA	±12,000 SF
NET RATE	$18.00 PSF
ADDITIONAL RENT	$10.95 PSF (Estimated 2026)
ZONING	S-1 Limited Commercial
AVAILABILITY	Immediate

- Flexible occupancy options
- Functional open-plan layout
- Grade-level loading
- High ceilings throughout
- Ample on-site parking
- Excellent signage opportunities
- Centrally located within Victoria's commercial core
- Flexible S-1 Limited Commercial zoning permitting a variety of business uses including office, service commercial, wholesale, retail, rental operations, and more

RETAIL OPPORTUNITIES

AVAILABLE AREA	770 Spruce Avenue	±2,400 SF
	790 Spruce Avenue	±3,600 SF
	782/794 Spruce Avenue	±2,400 SF
NET RATE	$20.00 PSF	
ADDITIONAL RENT	$10.95 PSF (Estimated 2026)	
AVAILABILITY	Immediate	

- Accessible retail with ample parking right off Douglas Street
- Units 790 and 782/794 Spruce Ave are adjacent and make up 6,000 SF
- Units have upper rear parking for tenants and customers, with door access from both sides
- Building signage dedicated to each unit
- This is a fantastic opportunity to locate businesses that will serve multiple residential and commercial developments as they complete

LOCAL DEVELOPMENTS

2 Million square feet of residential development is planned or approved for the Mayfair/Burnside Gorge area.Mayfair Distribution Centre is centrally located and accessible, with parking, and there is an opportunity to establish amenities for the area, at a reasonable lease rate.

611 SPEED AVENUE
Completed 179 unit rental

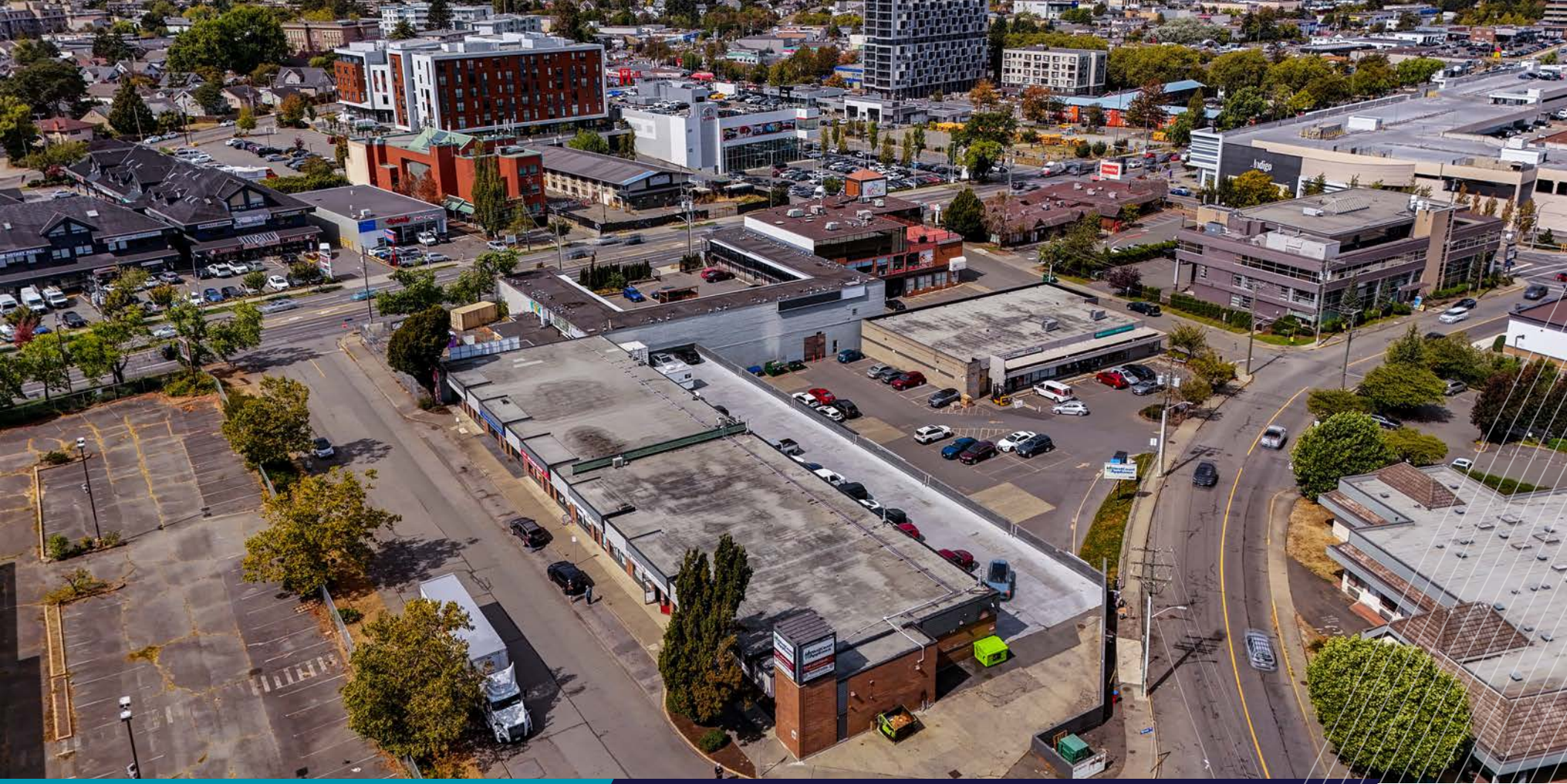
EVERGREEN TERRACE
900 rental units - Delivery estimated 2028

2959 DOUGLAS STREET
2.59 acres being developed by German Auto Import Group

2950 DOUGLAS RETAIL COMPLEX
New ownership 2026 - Plans to develop residential component

2852 DOUGLAS STREET
Plan for 6-storey hotel with pool

3450 SAANICH ROAD
Uptown Centre. 318 units under construction



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