



Bay Centre

1150 Douglas St, Victoria, BC

Property Highlights

Bay Centre is at the heart of Victoria B.C.'s Central Business District (CBD) in the middle of a flourishing arts and entertainment scene and is ranked as one of Canada's Top 10 tech markets. As the capital city of British Columbia, streets are filled with shoppers; including young urban professionals, empty nesters and enthusiastic tourists.

As the only enclosed shopping centre in Victoria's CBD, Bay Centre provides direct access to a daytime population of over 138,000 people, proximity to over 10,000 downtown businesses and the opportunity to serve over 910,000 international cruise ship passengers and crew from over 315 annual ship visits.



Centre Sales (Productivity)

\$563

Avg Sales PSF



GLA

440K SF



Number of Stores

80+



Annual Shopper Visits

5M



Food Terrace Seats

570





SPORT CHEK

Earls
KITCHEN + BAR

WINNERS

URBAN
PLANET

Why Victoria, BC?

Ranked as one of the most walkable cities worldwide, Victoria is known by locals and tourists alike for its coastal cool location, vibrant outdoor atmosphere, and flourishing arts and entertainment scene. In response to burgeoning demand fuelled by a booming local tech industry, residential development in the city's core is at an all-time high – with the population in downtown Victoria expected to grow by 6% over the next 5 years.



Victoria's economy is expected to grow further in coming years. In addition to over 13,000 new residential units (built and/or approved) within a 15 minute walk of the centre, Victoria is adding over 500K sq.ft of new office space in the Central Business District. These developments are expected to further bolster the 57,000 urban workers who, today, boost population by 34% during daytime hours.

Source: Environics 2023

Area Profile



Estimated Population

424K



Downtown Victoria
daytime population

138K



Average Household Income

\$106K



Annual Tourists

4M

Source: ESRI 2024

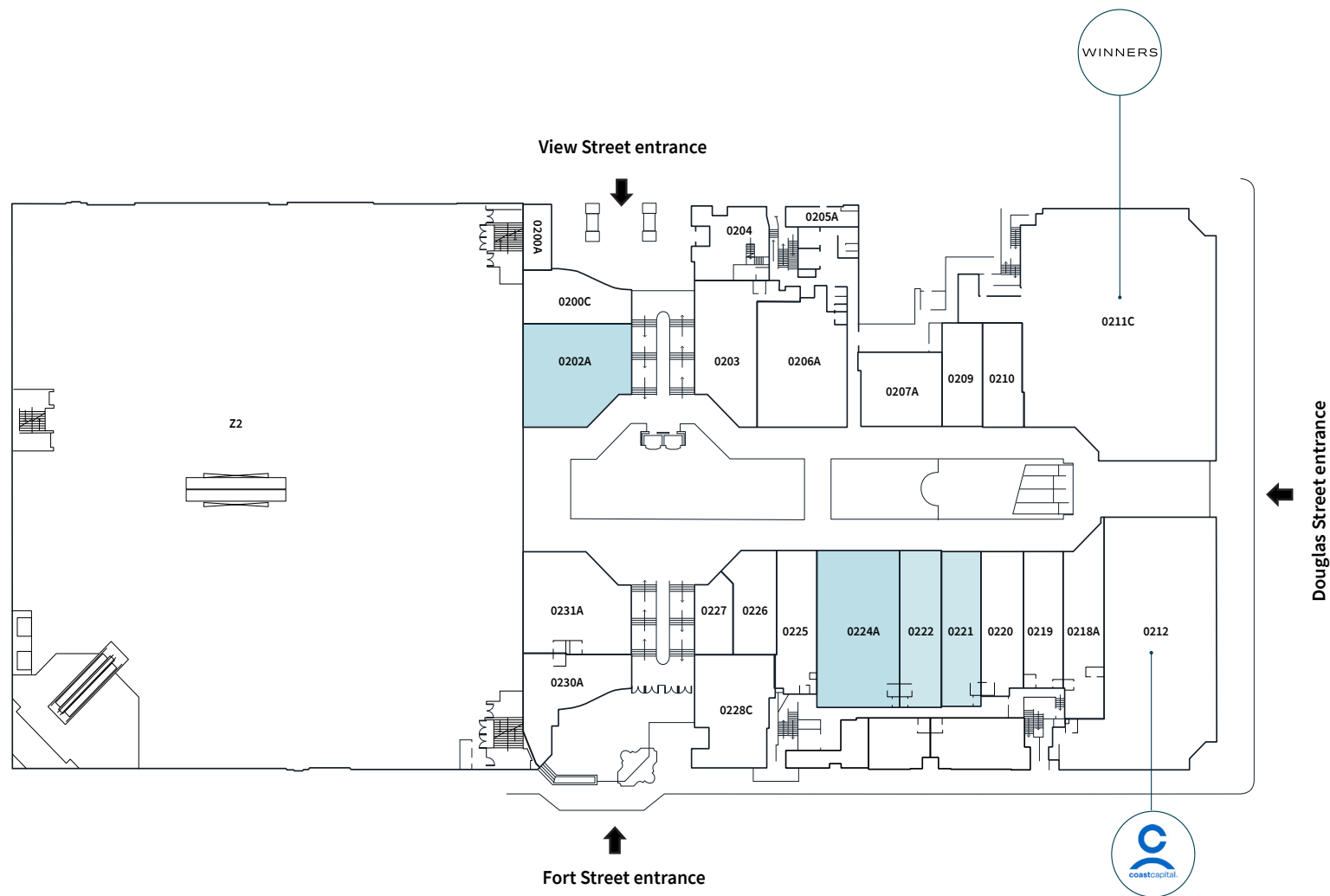


SITE PLAN - FLOOR 1



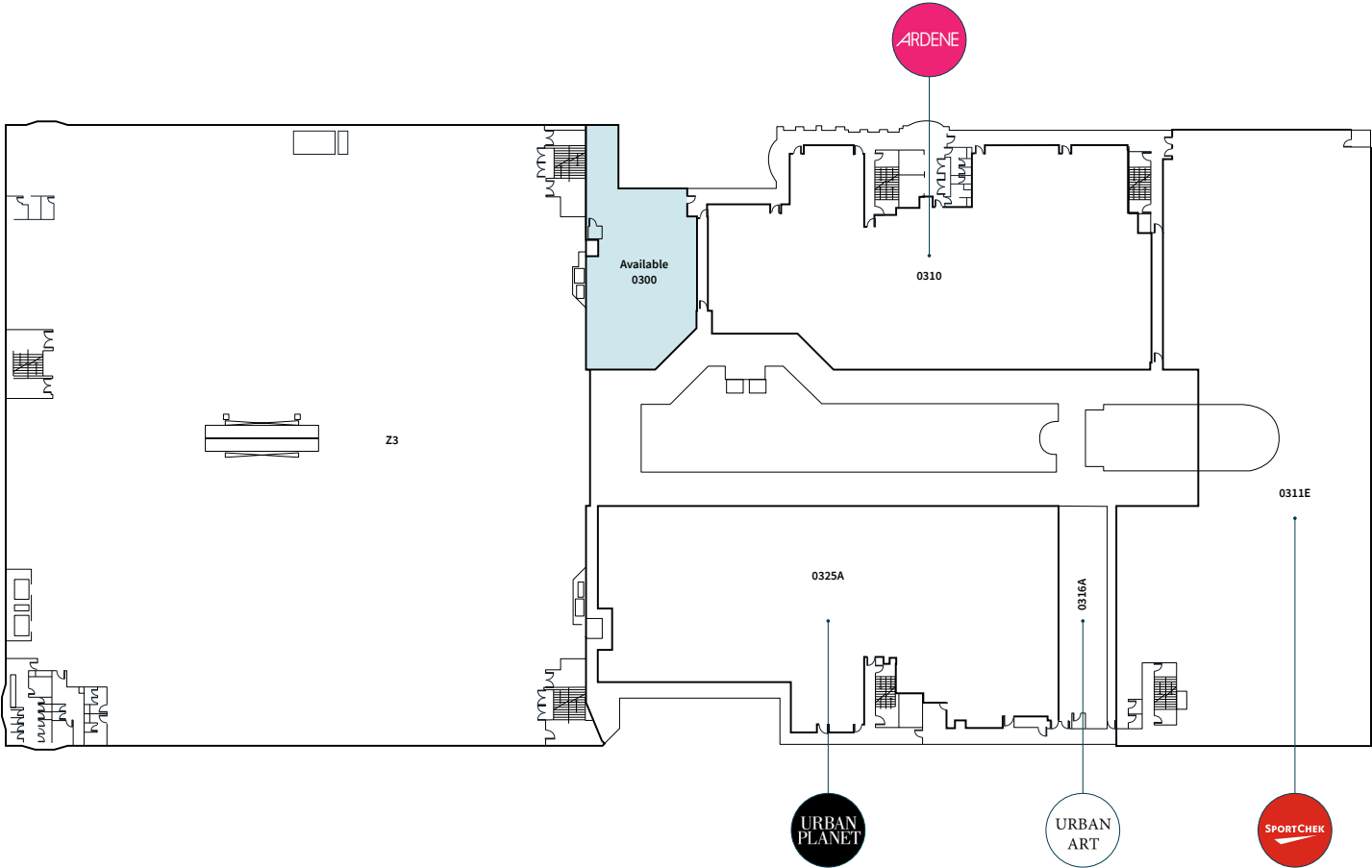
Unit #	Area SF	Net Rent
116A	3,345	TBN
117B	1,613	TBN
119A	2,742	TBN
120A	1,998	TBN
124A	3,284	TBN
131	1,945	TBN
S106	640	TBN
S108	409	TBN
S125	362	TBN
S127 B	330	TBN
S137 A	163	TBN
S137 B	150	TBN

SITE PLAN - FLOOR 2



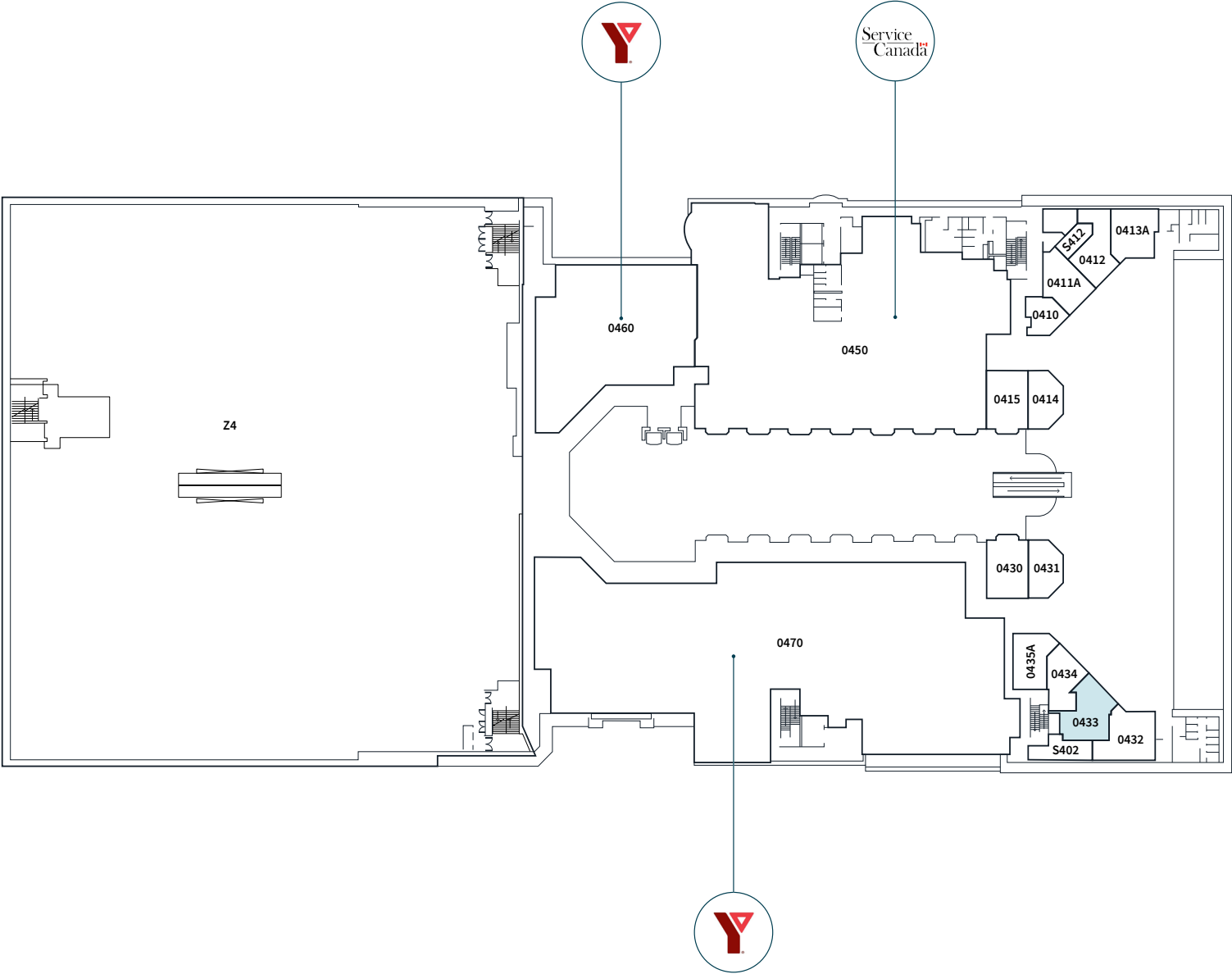
Unit #	Area SF	Net Rent
202A	1,936	TBN
221	1,170	TBN
222	1,150	TBN
224A	2,408	TBN

SITE PLAN - FLOOR 3



Unit #	Area SF	Net Rent
300	3,030	TBN

SITE PLAN - FLOOR 4



Unit #	Area SF	Net Rent
433	451	TBN



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