

# TUSCANY VILLAGE SHOPPING CENTRE



**Tuscany Village Shopping  
Centre**  
Victoria BC, BC

Senior Director, Leasing  
Matt Gratton  
matt.gratton@fcr.ca  
604.242.9046

FCR Leasing  
fcr.ca  
leasing@fcr.ca  
403.257.6888



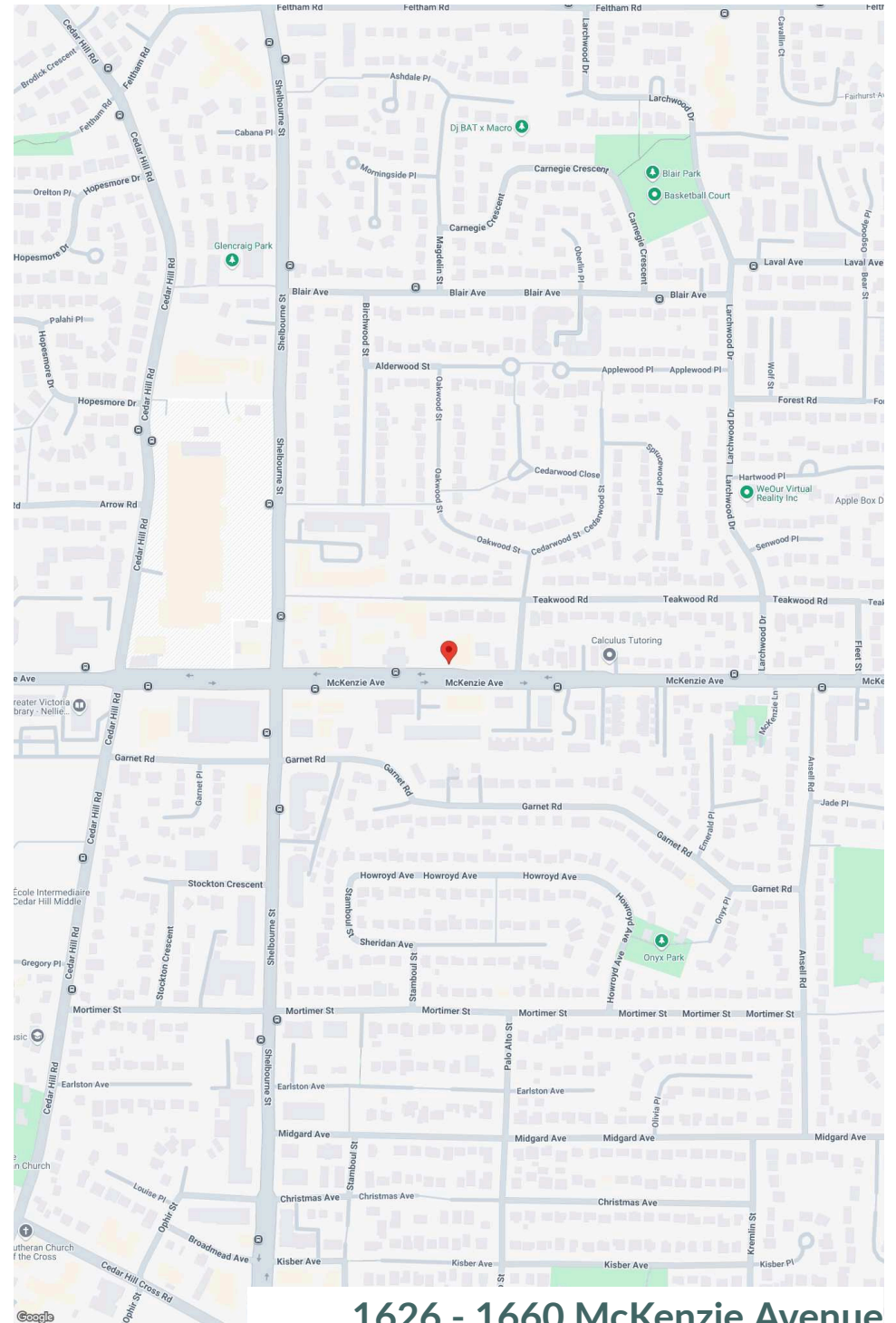
# Tuscany Village Shopping Centre

Victoria BC, BC

sf: 66,461

Ideally located just seconds away from the University of Victoria, Tuscany Village Shopping Centre is one of the busiest retail destinations in the area that serves the local neighbourhood and entire student body of over 20,000. This highly trafficked open-air centre provides exceptional exposure from the bustling Mackenzie Avenue and is easily accessed from major thoroughfares and public transit routes in the neighbourhood.

**Availability: 4,552 sf**



**1626 - 1660 McKenzie Avenue**

# Tuscany Village Shopping Centre

## Demographics

---



Traffic Count

McKenzie Ave /  
Shelbourne St : 29153



Walk Score

78



BOMA  
BEST®



Transit Score

53



Household Income

1km

\$93,415

3km

\$115,085

5km

\$108,374



Households

4,273

23,092

61,197

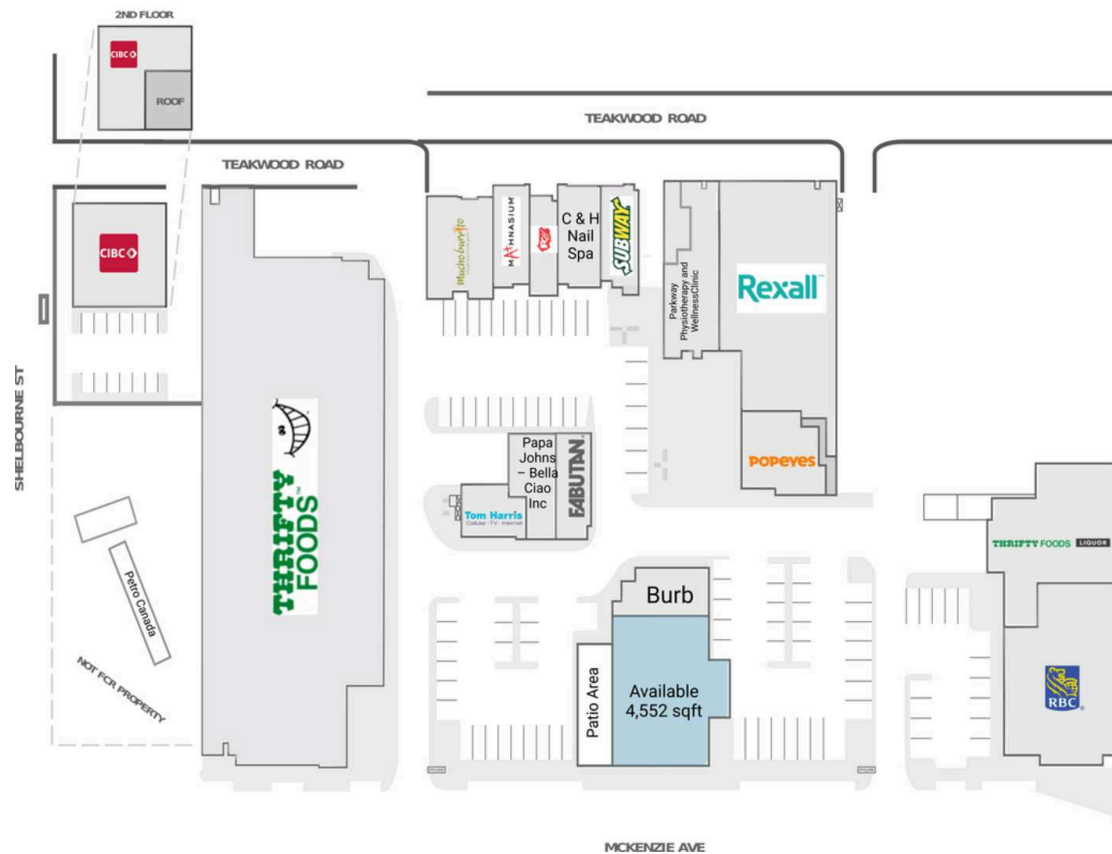


Population

11,066

59,002

146,021



## Current Tenants

CIBC  
Thrifty Foods  
Mucho Burrito  
Mathnasium  
First Choice Haircutters  
C & H Nail Spa  
Subway  
Parkway Physiotherapy  
and WellnessClinic  
Rexall

Popeye's  
Thrifty Foods Liquor  
Store  
RBC Royal Bank  
Burb  
Tom Harris Cellular  
Papa Johns - Bella Ciao  
Inc  
Fabutan Sun Tan Studios

## Current Availability

4,552 sf    21563-E01100A

## Contact



**Matt Gratton**  
Senior Director,  
Leasing  
matt.gratton@fcr.ca  
604.242.9046

