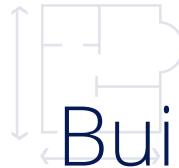




133 GORGE ROAD EAST, VICTORIA | BC

Brand-new retail  
spaces available  
for lease

133 Gorge Road presents an opportunity to lease brand-new commercial retail units in the Burnside Gorge neighbourhood. This redevelopment will bring 503 rental homes on-site, offering ±4,521 SF of prime ground floor retail spaces with designated commercial parking.



# Building Features

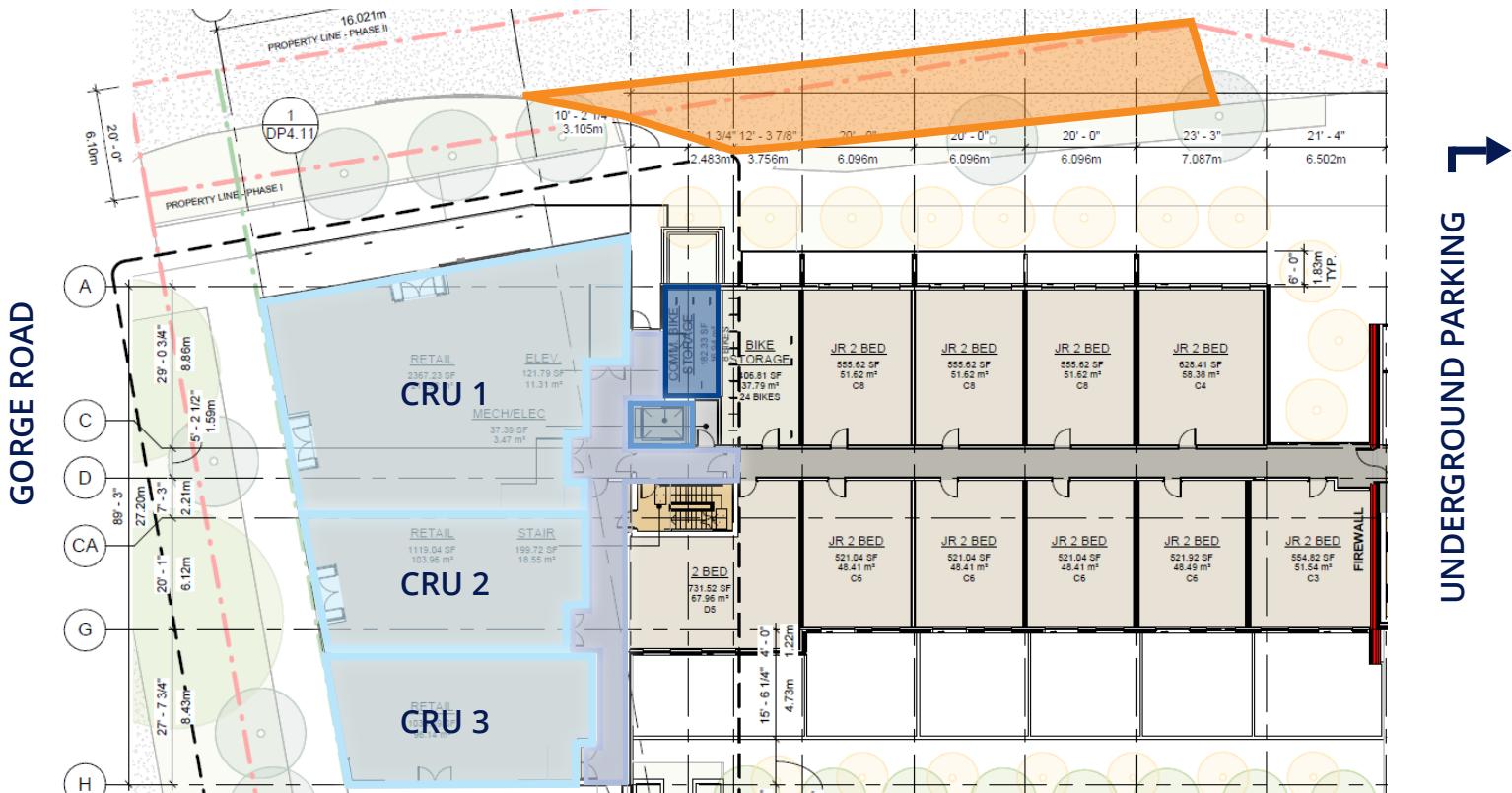
- High ceilings
- Excellent exposure along Gorge Road
- Two prime corner units available
- Elevator access to underground parking
- Rear loading access

- Nine dedicated commercial parking stalls (three at grade plus six underground) and one commercial loading stall
- Dedicated garbage/recycling area in close proximity to CRU's

## AVAILABLE SPACES

<b>Address</b>	133 Gorge Road E, Victoria, BC	<b>Net Rental Rate</b>	\$40.00 PSF per annum
<b>Retail Units*</b>	CRU 1 ± 2,421 SF CRU 2 ± 1,075 SF CRU 3 ± 1,025 SF <i>All 3 CRU's can be combined for a total of 4,521 SF</i>	<b>Additional Rent</b>	Estimated \$20.00 PSF (est. 2027)
<b>Zoning</b>		<b>CR-GI Gorge Irma District:</b> permits a wide range of uses	
<b>Estimated Completion</b>	Mid-2027	<b>Parking</b>	Nine commercial stalls (three at grade plus six underground). Dedicated commercial loading.

*\*Sizes referenced are usable areas and will be subject to BOMA measurement standards*





# Nearby Amenities

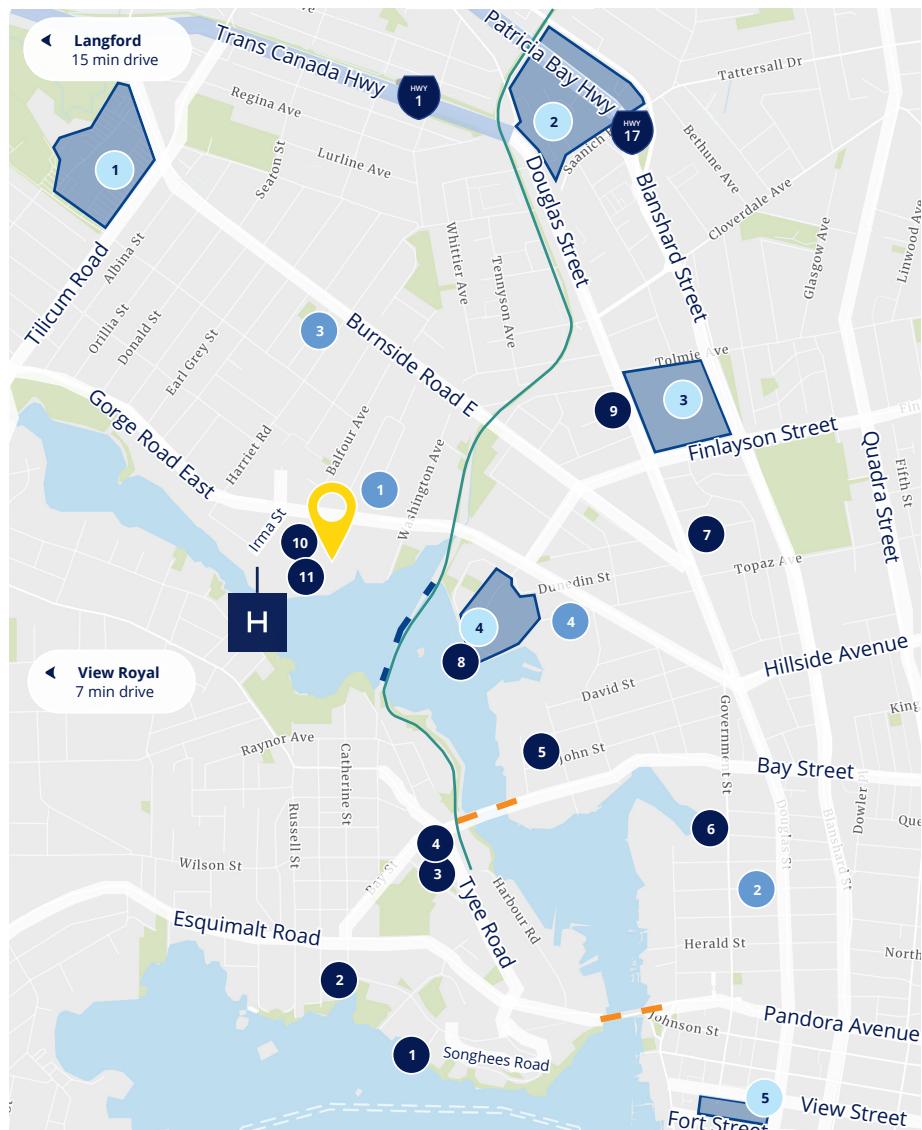


## 133 GORGE ROAD E

- 1 Tillicum Centre | 4 min drive
- 2 Uptown | 7 min drive
- 3 Mayfair Mall | 4 min drive
- 4 Selkirk Business Park | 3 min drive
- 5 The Bay Centre | 8 min drive

- 1 Spinnakers
- 2 Boom+Batten Restaurant
- 3 Big Wheel Burger
- 4 Browns Crafthouse Vic West
- 5 Moon Under Water Brewpub
- 6 Phillips Brewing
- 7 Spoons Diner
- 8 GLO Restaurant + Lounge
- 9 Ruby on Douglas
- 10 Heckler's Bar and Grill
- 11 Floyd's Diner

- 1 Discovery Coffee
- 2 Rebel Garage Coffee Bar
- 3 Bows Coffee Roasters



- GALLOPING GOOSE TRAIL
- SELKIRK TRESTLE
- BRIDGES
- MAJOR HIGHWAYS
- SHOPPING CENTRES
- H** GORGE ROAD HOSPITAL



BIKE SCORE



WALK SCORE



TRANSIT SCORE

79

75

69



## 133 GORGE ROAD EAST, VICTORIA | BC

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