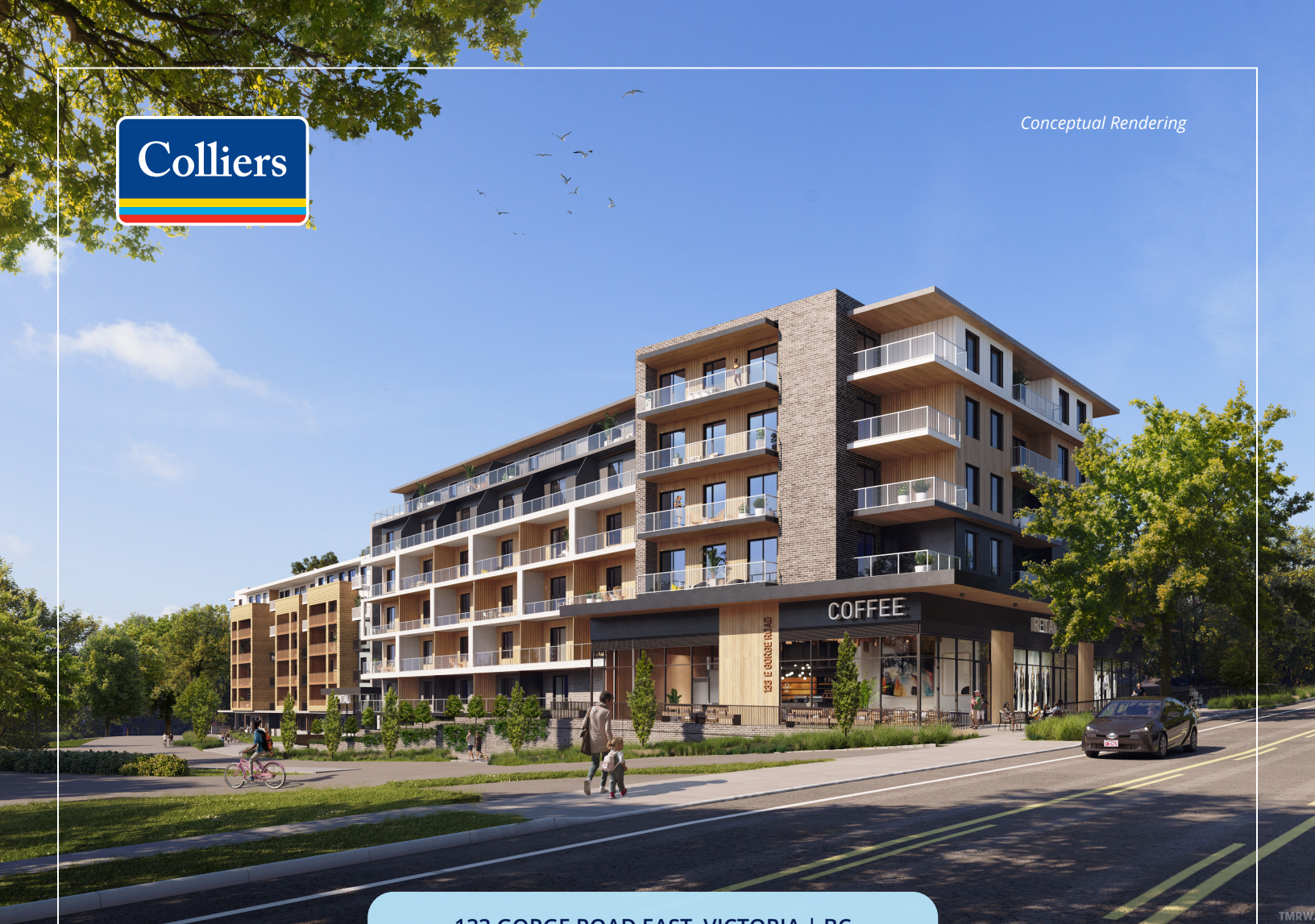




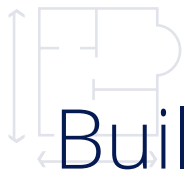
Conceptual Rendering



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

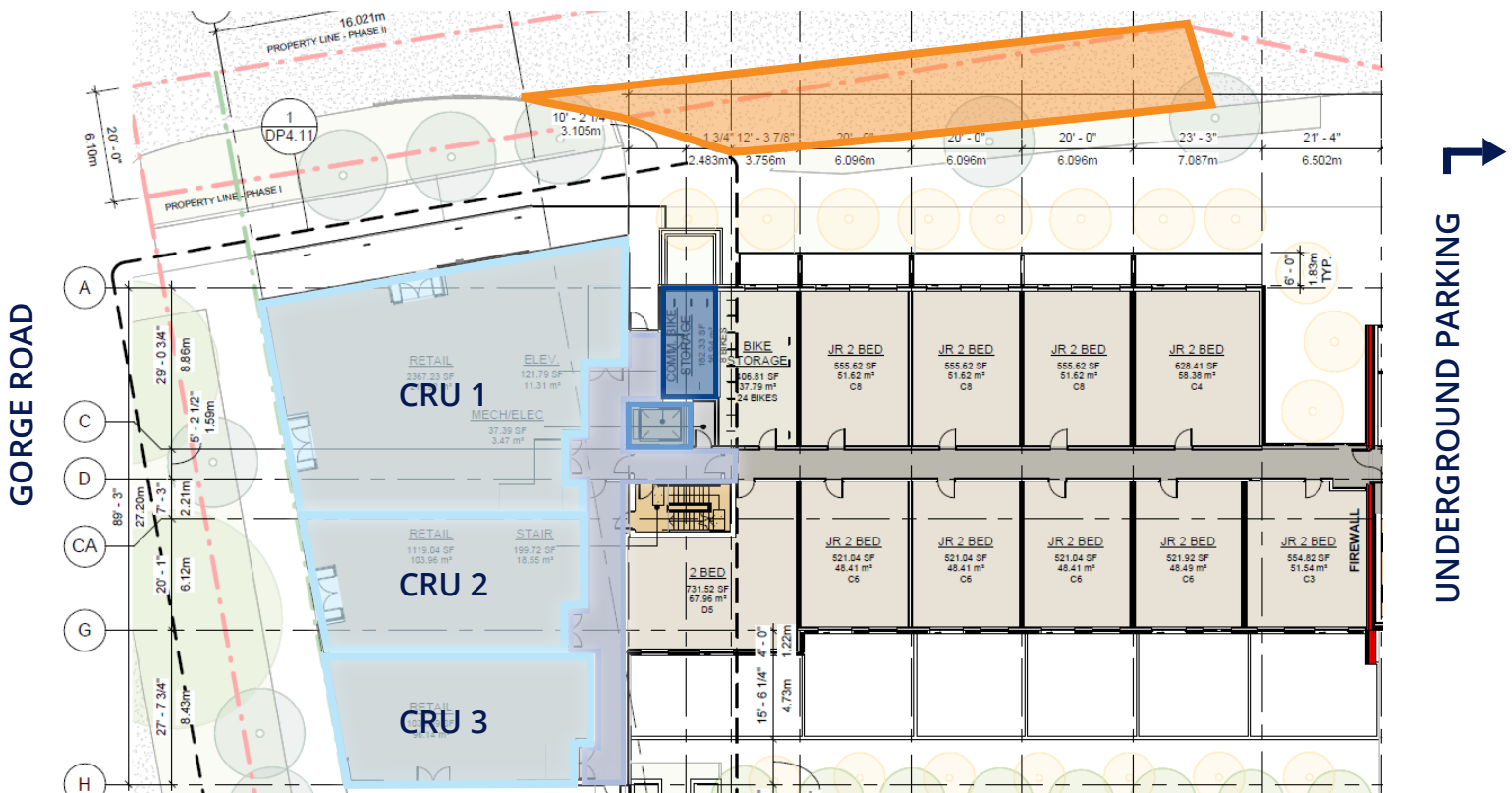
- High ceilings
- Excellent exposure along Gorge Road
- Two prime corner units available
- Elevator access to underground parking
- Rear loading access
- Nine dedicated commercial parking stalls (three at grade plus six underground) and one commercial loading stall
- Dedicated garbage/recycling area in close proximity to CRU's

## AVAILABLE SPACES

Address	133 Gorge Road E, Victoria, BC	Net Rental Rate	\$40.00 PSF per annum
Retail Units*	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>	Additional Rent	Estimated \$20.00 PSF (est. 2027)
Estimated Completion	Mid-2027	Zoning	CR-GI Gorge Irma District: permits a wide range of uses
		Parking	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

- Available CRU'S
- Commercial Corridor
- Surface Parking
- Commercial Bike Storage
- Commercial Elevator







# Nearby Amenities

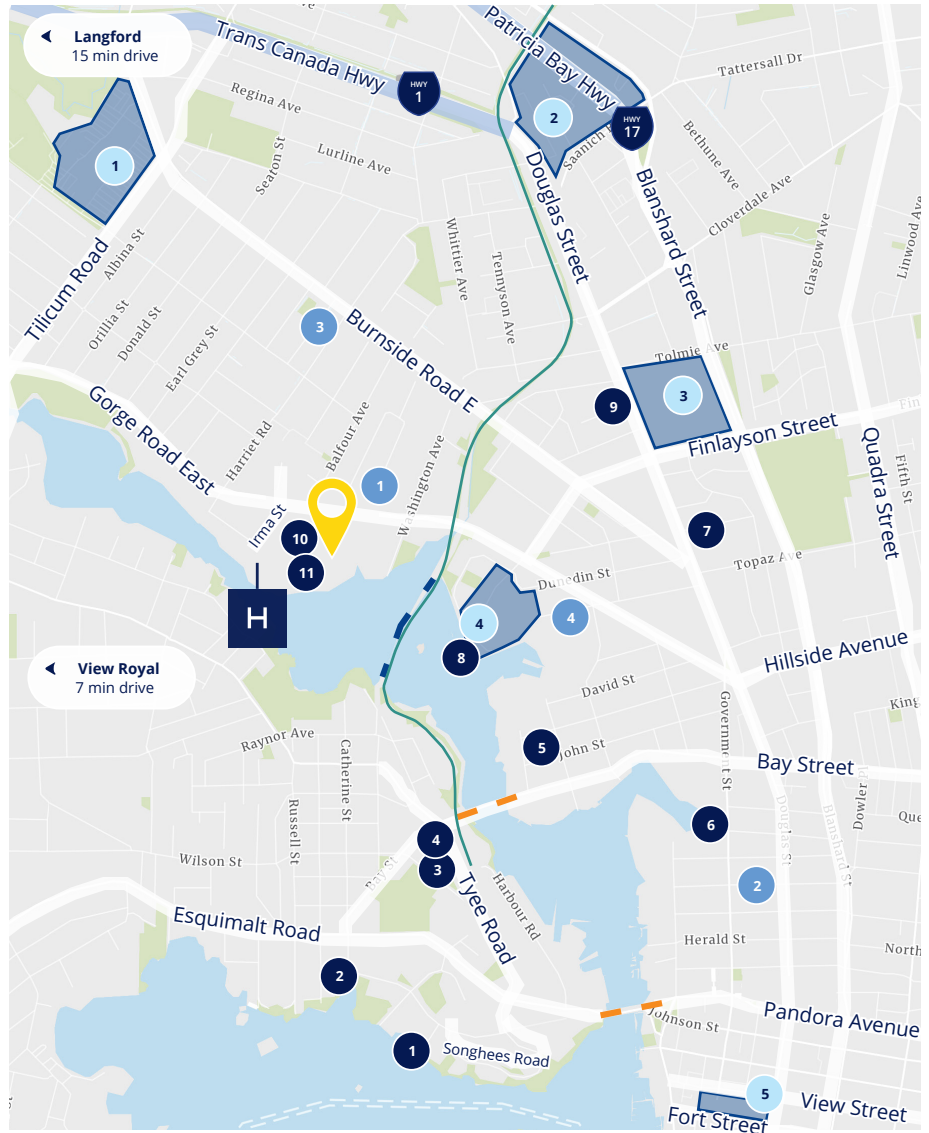


## 133 GORGE ROAD E

- 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
- GORGE ROAD HOSPITAL



BIKE SCORE

79



WALK SCORE

75



TRANSIT SCORE

69





133 GORGE ROAD EAST, VICTORIA | BC

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