

FOR
LEASE

CBRE

2,360 SF QSR/ Restaurant Opportunity in High Traffic Plaza

456 Gorge Road E. | Victoria, BC



THE OPPORTUNITY

CBRE is pleased to present the opportunity to lease a 2,360 SF QSR/restaurant space in Dunedin Square. The Property is situated on the corner of Gorge Road and Dunedin Street, providing fantastic frontage, access and exposure to high traffic counts. The surrounding Burnside/Gorge/Rock Bay area is host to significant workforce population and residential density providing tenants with an extremely wide customer base. This location has been a high producing QSR destination for over 30 years and the unique opportunity to continue servicing commuters, workers and residents in the area is not to be missed.

SALIENT DETAILS

Municipal Address:

Unit A - 456 Gorge Road E. | Victoria, BC

Unit Size:

2,360 SF

Parking:

30 shared surface stalls on-site

Zoning:

CR-G Zone: Commercial Residential

Gorge Road District

Availability

Jan 2nd, 2024

Lease Rate:

\$38.00 PSF (NNN)

Additional Rent:

\$21.35 (Approx.)



HIGHLIGHTS

- Established QSR destination
- Located on high-traffic transit corridor
- Easily accessible with abundant parking
- Two highly visible pylon sign opportunities
- Security cameras with 24/7 monitoring
- Ample glazing throughout front of house
- Additional storage space in building
- Significant workforce population in proximity
- Ideal demographic profile for QSR

PERMITTED USES

(Including, but not limited to)

- Restaurants
- Bakeries
- Retail stores
- Professional businesses
- Business offices
- Drycleaning

TENANT MIX

- Subway
- Pizza Al Forno
- Mega Mart
- Pho U Vietnamese
- Harmony Tailor



TRAFFIC COUNTS

15,000+ vehicles per day
(Gorge Rd at Dunedin St)



DAYTIME POPULATION

18,500+ people work within 1km
(Gorge Rd at Dunedin St)

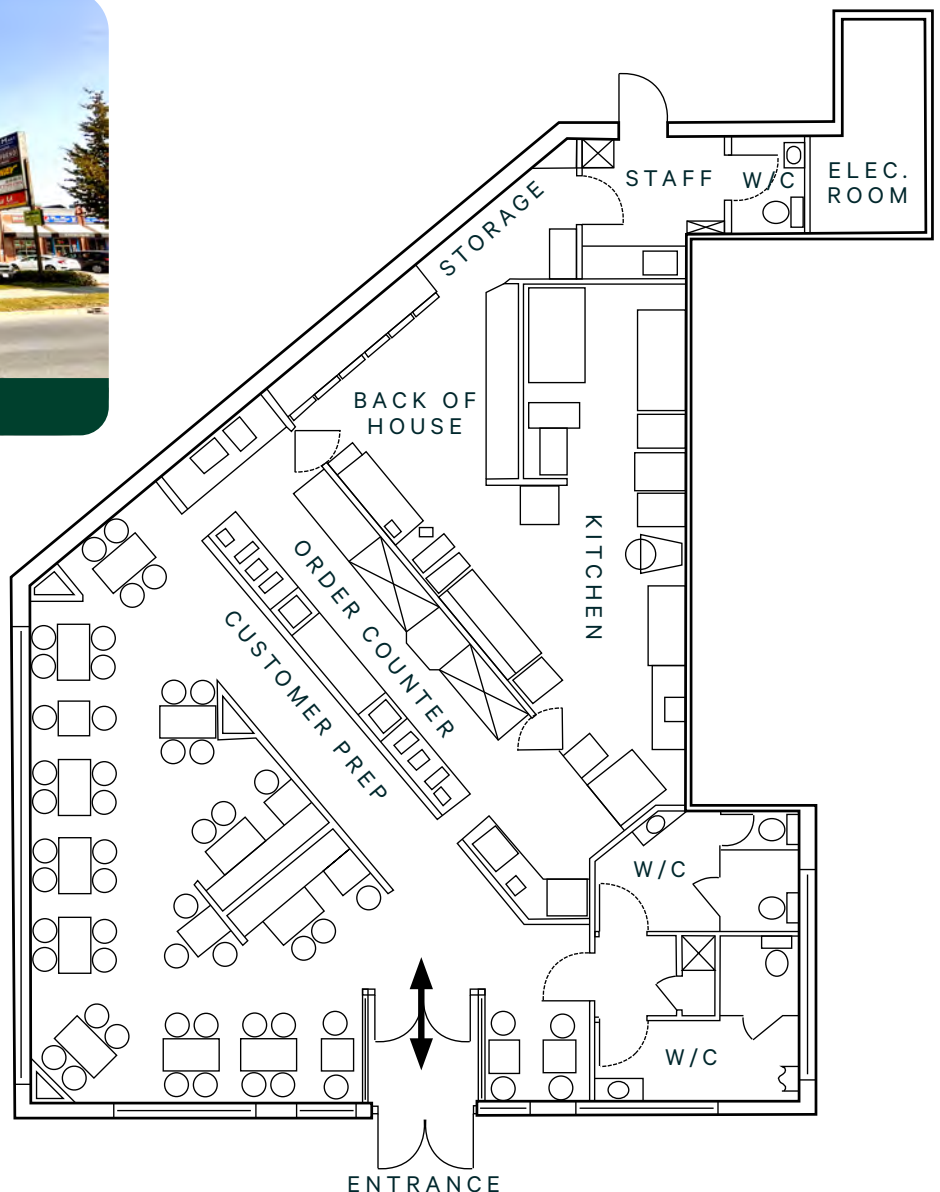


Gorge Road Frontage



Dedicated Pylon Signage

UNIT A
456 GORGE RD E.
UNIT SIZE: 2,360 SF
SEATS: 45



FOR LEASE

VIC WEST

GORGE

BAY ST

Subject Property

GORGE RD

GOVERNMENT ST

DOUGLAS ST

DOWNTOWN
VICTORIA

456 Gorge Road E. | Victoria, BC

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EXCLUSIVE ADVISORS:

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