

FOR  
LEASE

CBRE

# High-Traffic 45-Seat Restaurant Opportunity

456 Gorge Road E. | Victoria, BC



# THE OPPORTUNITY

CBRE is pleased to present the opportunity to lease a 45-seat, 2,360 SF 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 food service 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

<b>Municipal Address:</b>	Unit A - 456 Gorge Road E.   Victoria, BC
<b>Unit Size:</b>	2,360 SF
<b>Parking:</b>	30 shared surface stalls on-site
<b>Zoning:</b>	CR-G Zone: Commercial Residential Gorge Road District
<b>Availability</b>	Immediate
<b>Lease Rate:</b>	Contact Agents
<b>Additional Rent:</b>	\$21.35 (Approx.)



# HIGHLIGHTS

- Established food service destination
- 45 seats plus patio potential
- 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

# PERMITTED USES

(Including, but not limited to)

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

# TENANT MIX

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



## 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)

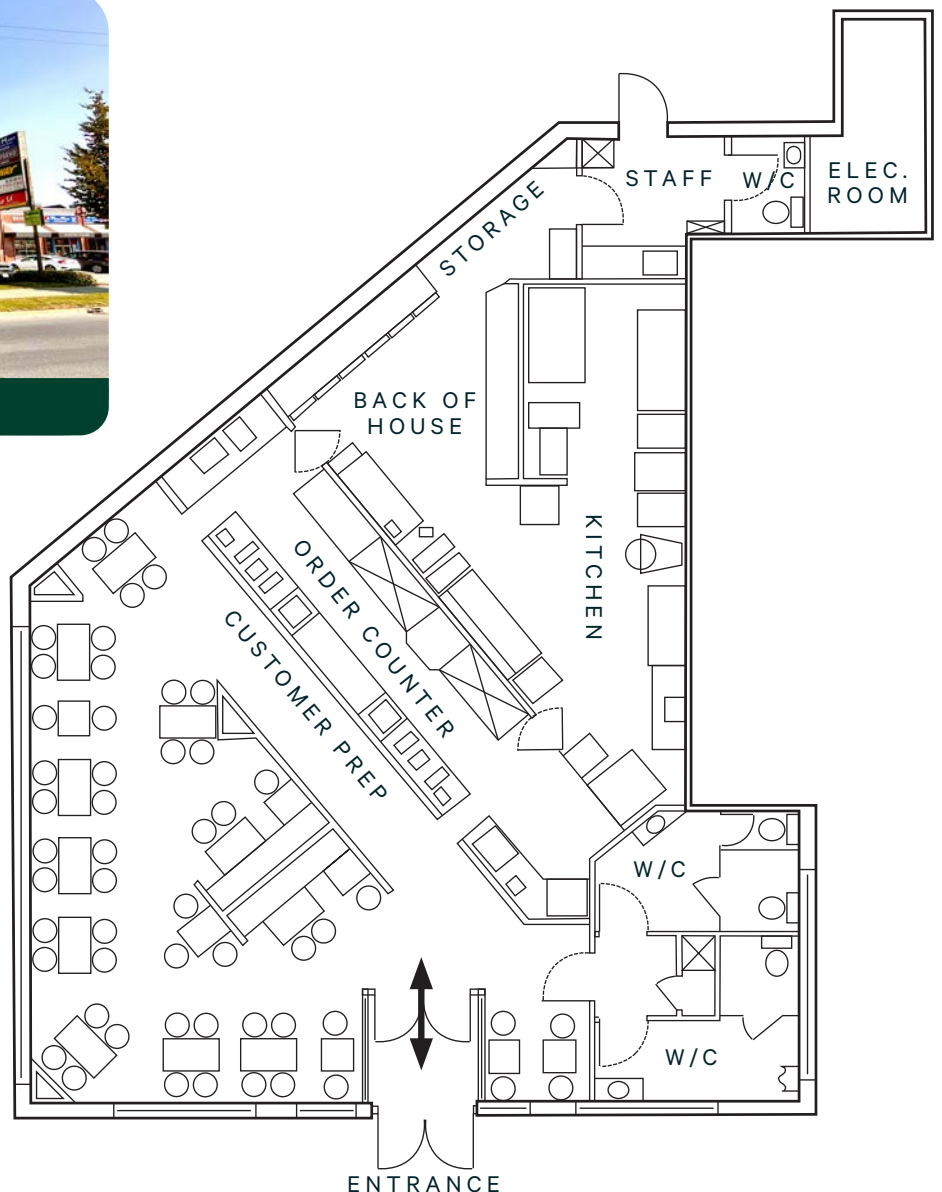


Gorge Road Frontage



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**

**DOWNTOWN  
VICTORIA**

**DOUGLAS ST**

456 Gorge Road E. | Victoria, BC

**High Traffic 45 Seat Restaurant Opportunity**

**EXCLUSIVE ADVISORS:**

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