



THE GORGE

47, 51, 55 Gorge Road
Victoria, BC

RETAIL LEASING BROCHURE



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PROJECT SUMMARY

Welcome to the heart of Victoria's Burnside Gorge neighborhood, where PC Urban and Fiera Capital have partnered to introduce much-needed rental apartments to this community. This development, situated at 51 Gorge Road, comprises a five (5) storey, wood-frame building boasting 152 condo-quality rental homes with an opportunity to lease up to 2,010 SF of prime ground floor retail space.

Nestled amongst a bustling residential neighbourhood, this location enjoys a central position with excellent accessibility and frontage along Gorge Road. The Gorge neighborhood boasts a primary trade area of 15,323 people with an average household income of \$97,155. Don't miss this opportunity to secure retail space in an under-retailed infill neighborhood node in Victoria.

Anticipated completion of this development is set for Q2 2024.



UNIT SIZES
APPROXIMATELY
+/- 1000 SF





DETAILS

- ✦ Address: 47, 51, 55 Gorge Road, Victoria, BC
 - ✦ Net Rental Rate: \$34.00 / SF per annum
 - ✦ Rental Units:
 - ✦ Unit 51: +/- 1000 SF
 - ✦ Unit 55: +/- 1010 SF
 - ✦ Additional Rent: Estimated \$18.50/SF (est. 2024)
 - ✦ Estimated Completion: late May
 - ✦ Zoning: CRU-GI Gorge Irma District: permits a wide range of uses
- * Units can be combined for a total potential +/- 2,010 SF*

AREA TENANTS



BUILDING FEATURES

	Bike Score	90
	Walk Score	89
	Transit Score	66
	Daily Westbound Passerby Traffic Count	9408

DEMOGRAPHICS

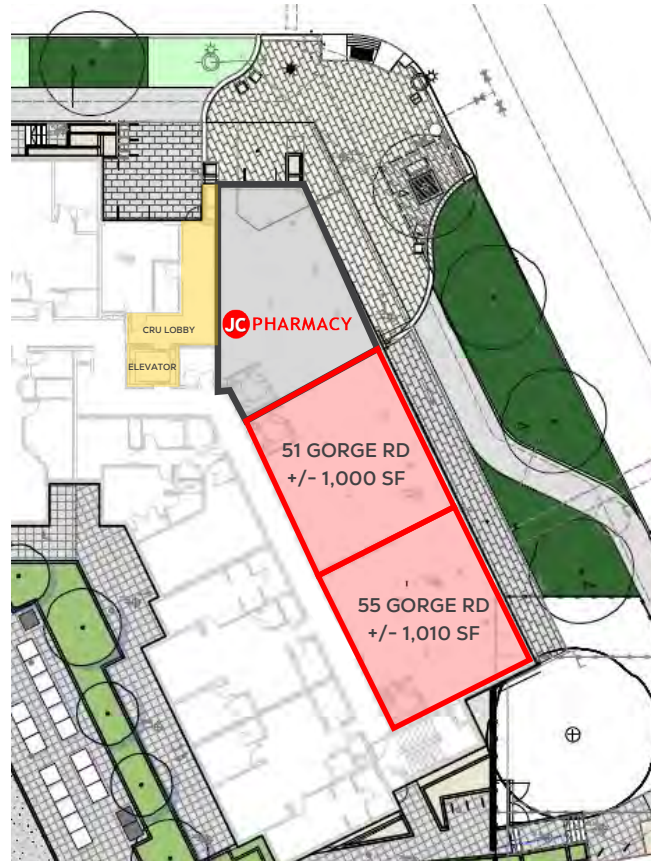
Drive Time	1 KM	3 KM
2023 Population	14,018	87,916
2023 Daytime Population	13,450	132,201
2028 Populations Projections	16,065	101,288
2023 Average HH Income	\$91,138	\$94,472
2023 Median Age	41.1	41.2

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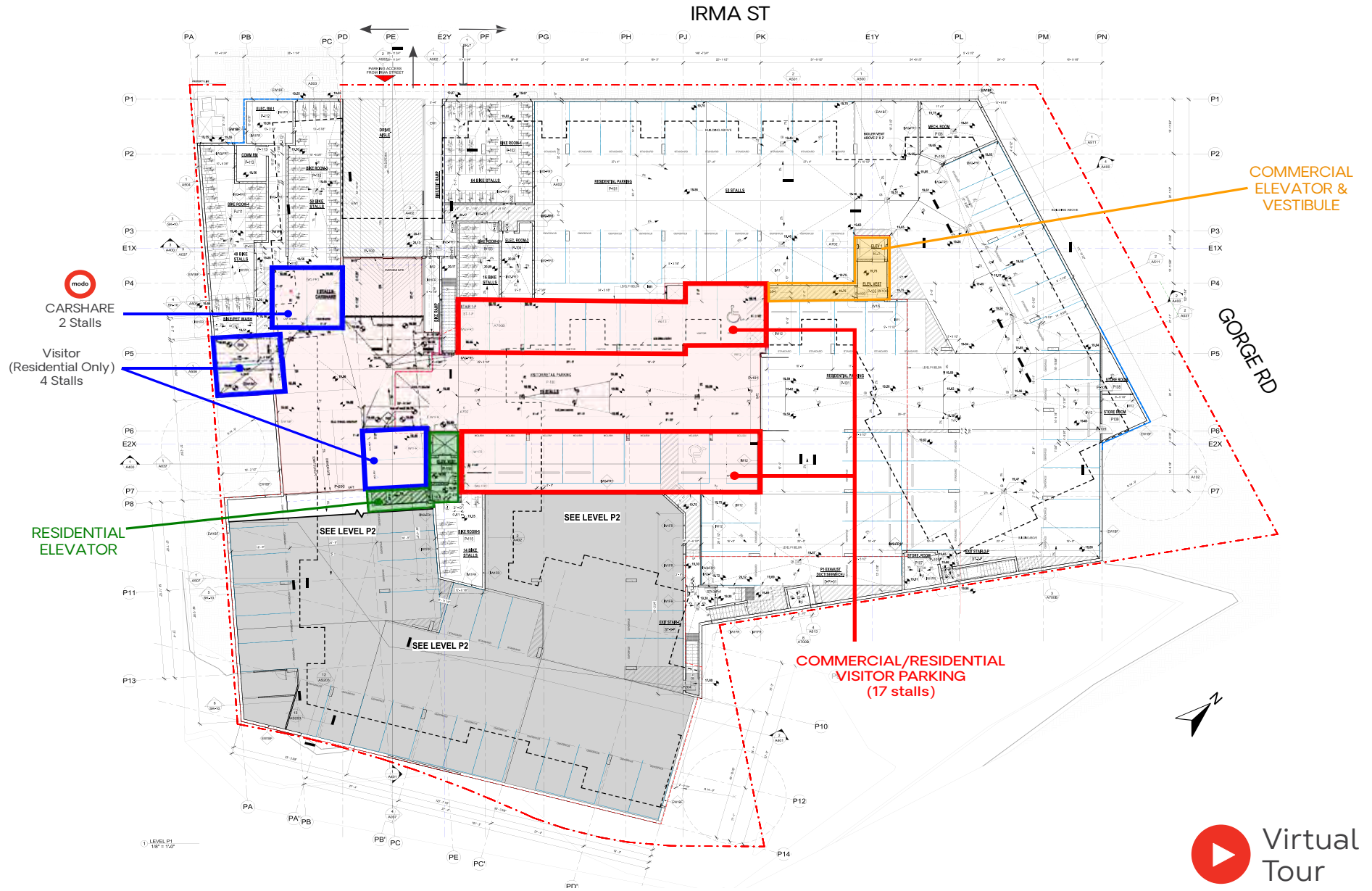
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SITE PLAN

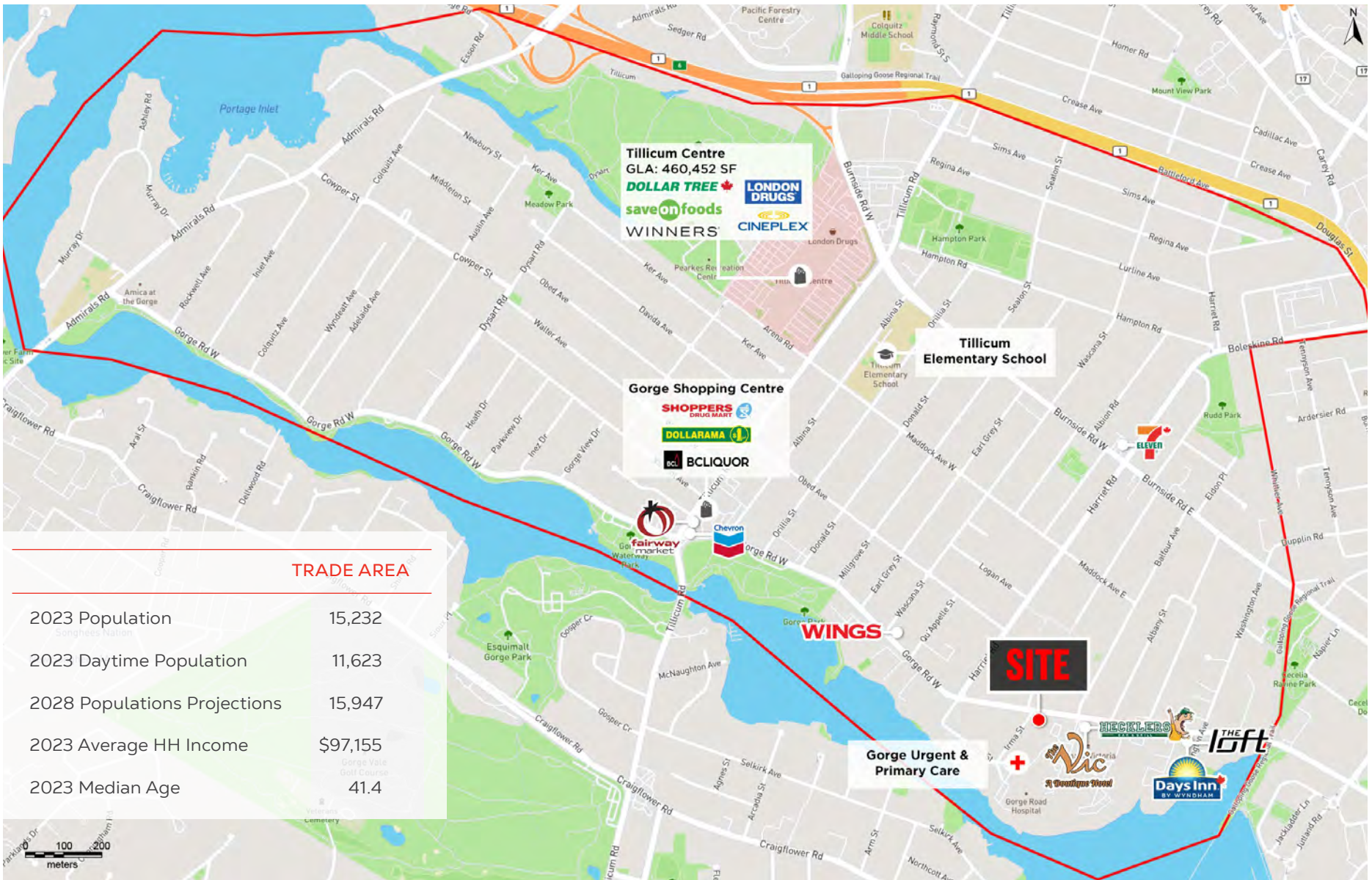


Virtual
Tour

PARKING PLAN



TRADE AREA MAP



TRADE AREA

2023 Population	15,232
2023 Daytime Population	11,623
2028 Populations Projections	15,947
2023 Average HH Income	\$97,155
2023 Median Age	41.4