



THE GORGE

47, 51, 55 Gorge Road
Victoria, BC

RETAIL LEASING BROCHURE



SITINGS REALTY LTD.
SITINGS.CA / 604.684.6767
1595 – 650 West Georgia Street, Vancouver, BC V6B 4N8

DAN CLARK
Personal Real Estate Corporation
604.628.2577
dan@sitings.ca

BRANDON SIBAL
Associate
604.628.2582
brandon@sitings.ca

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

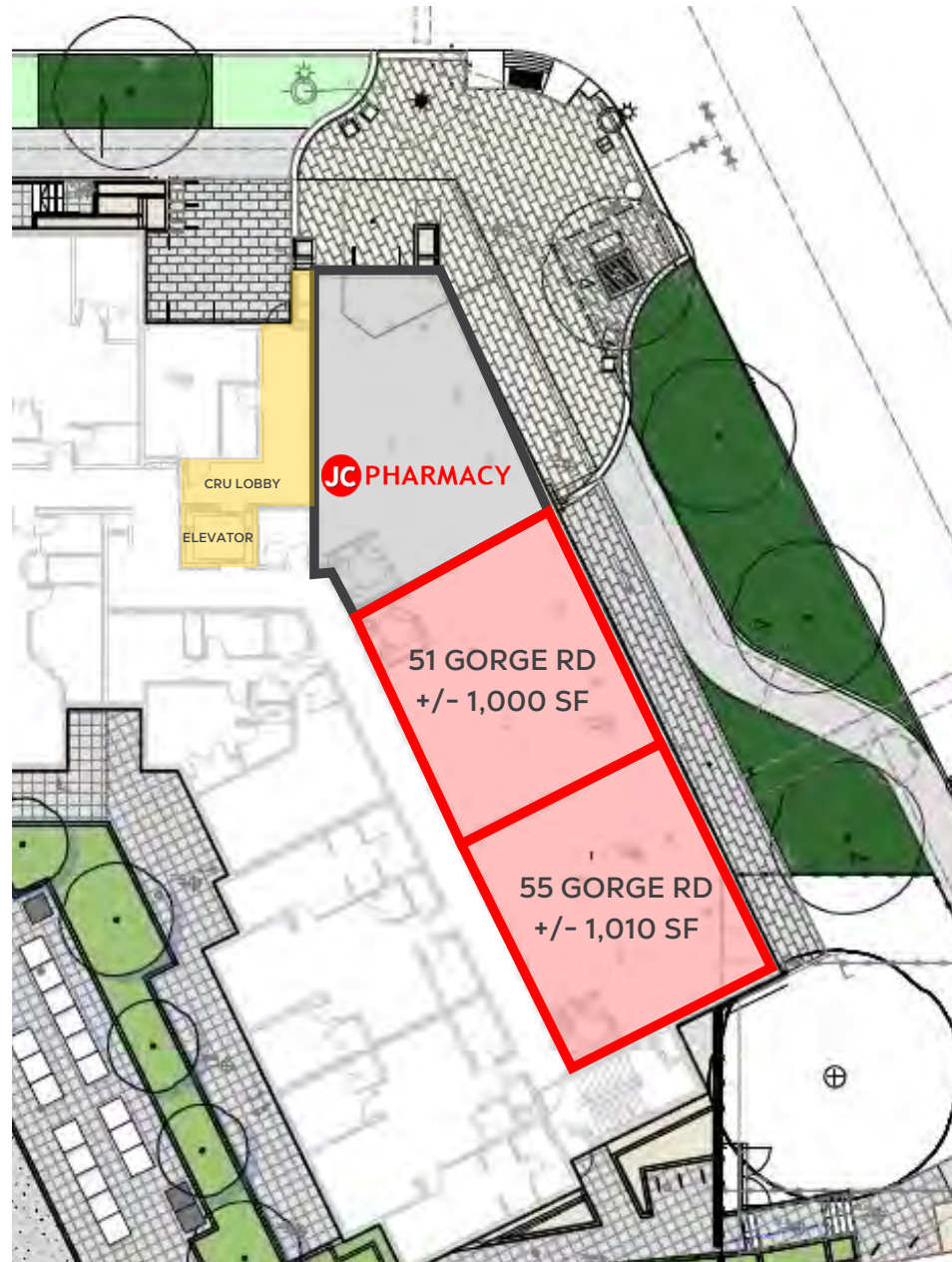
Drive Time	1 KM	3 KM
2023 Population	14,018	87,916
2023 Daytime Population	13,450	132,201
2028 Populations Projections	16,065	101,288
2023 Average HH Income	\$91,138	\$94,472
2023 Median Age	41.1	41.2

CONTACT

DAN CLARK
Personal Real Estate Corporation
604.628.2577
dan@sitings.ca

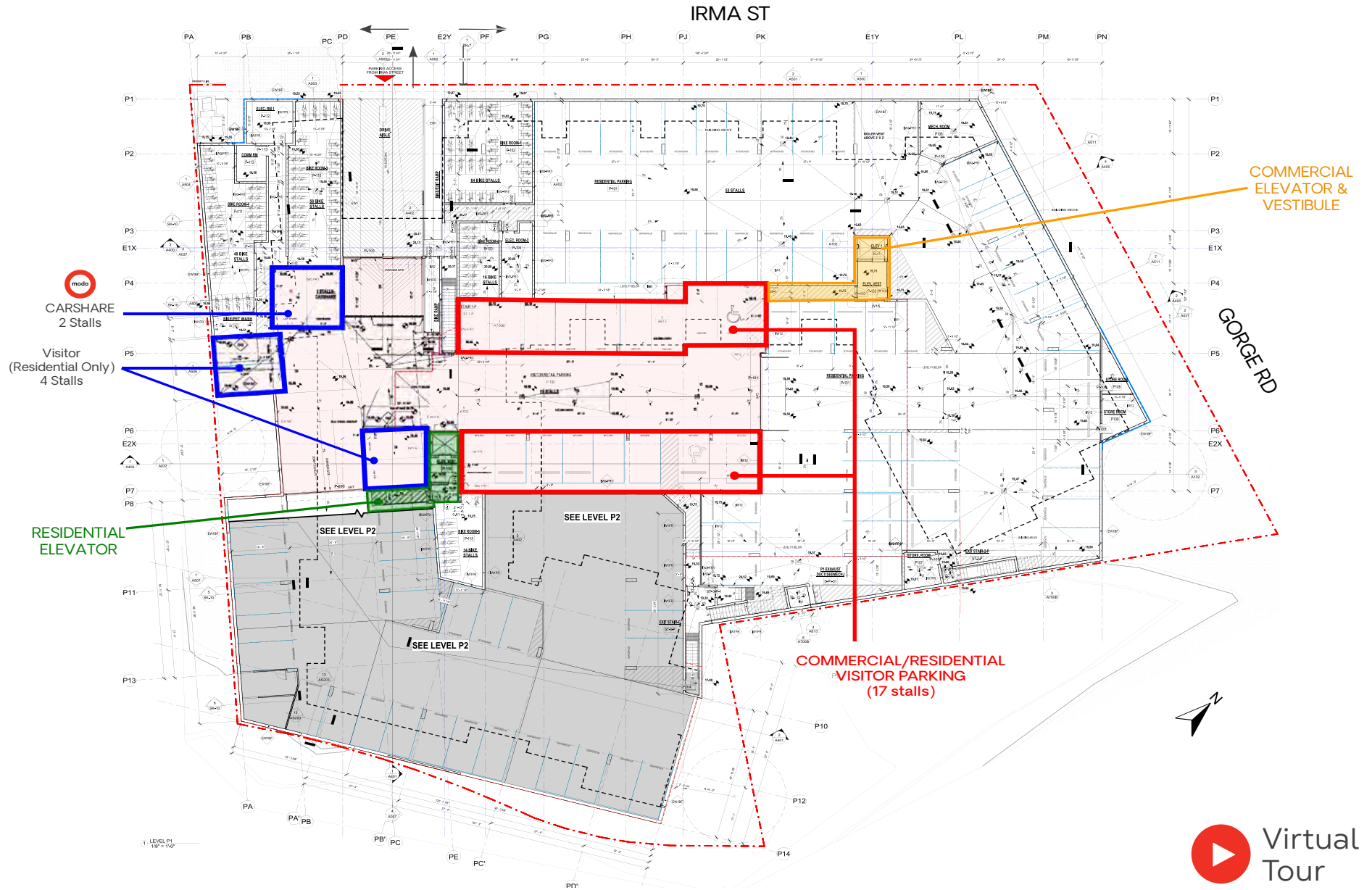
BRANDON SIBAL
Associate
604.628.2582
brandon@sitings.ca

SITE PLAN

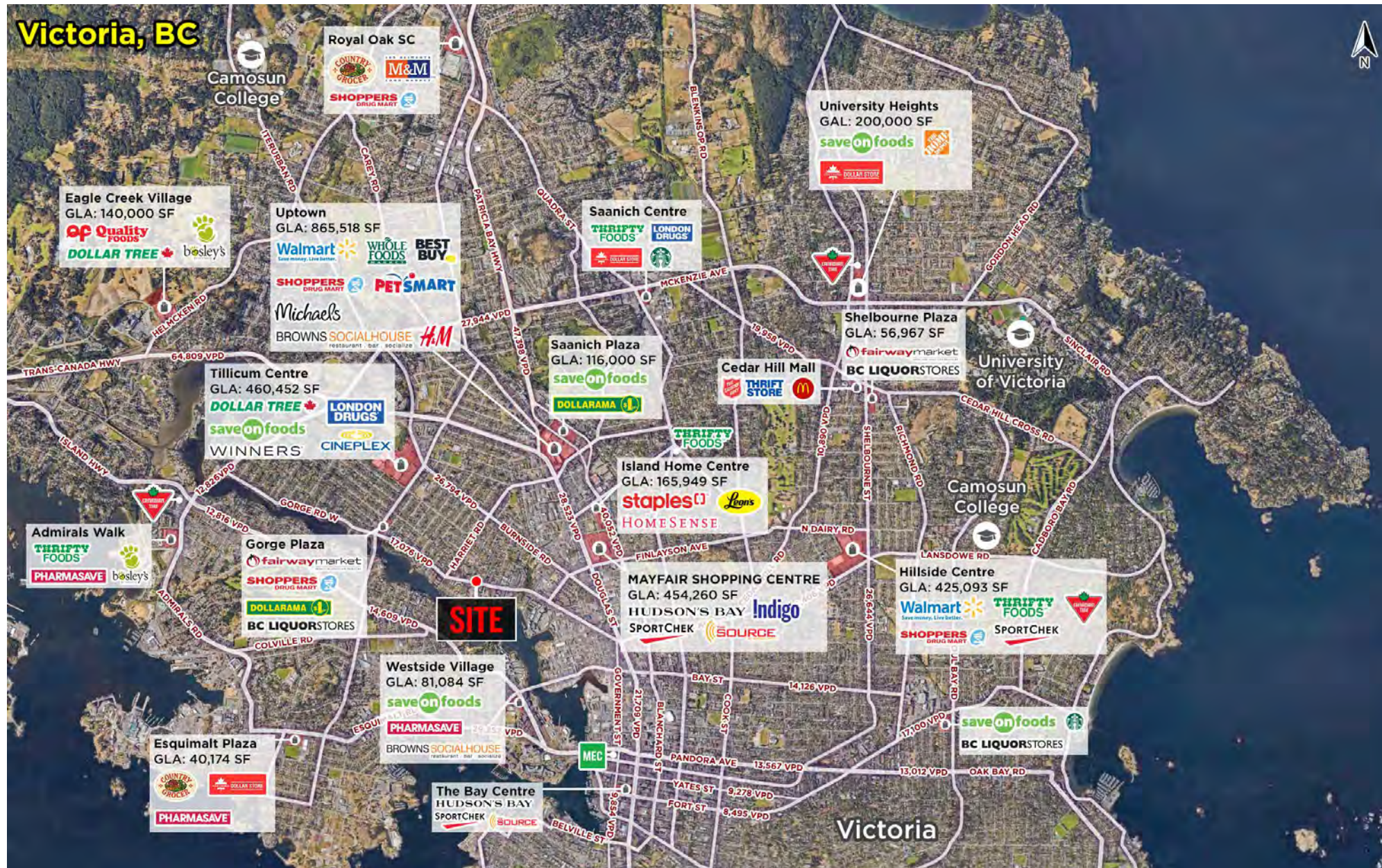


Virtual
Tour

PARKING PLAN



AERIAL



This document/email has been prepared by Sitings Realty Ltd. for advertising and general information only. Although information contained herein is from sources we believe reliable, Sitings Realty Ltd. makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. This document/email is subject to errors and omissions and any interested party should undertake their own inquiries as to the accuracy of the information. Sitings Realty Ltd. excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. All areas, measurements and dimension herein are approximate, interested parties/tenant are to verify measurements if important to them. This document/email is not an inducement representation.

TRADE AREA MAP

