


FEATURES

- Prime corner exposure with attractive retail frontage
- Three street frontages (Oak Bay Avenue, Foul Bay Road, and Amphion Street)
- Gateway intersection between Victoria and Oak Bay
- Ample signage opportunities
- Floor-to-ceiling windows
- Over-height 16 foot ceilings
- 10 on-site parking stalls
- High foot traffic and vehicle traffic location
- 22 high-end condominium units above

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LOCATION

Village Walk is located within one of Vancouver Island's most desirable communities. More specifically the property is situated at the gateway intersection of Oak Bay Avenue and Foul Bay Road. The location provides uncompromised exposure along two major commuter routes which connects the City of Victoria to the Municipality of Oak Bay.

Existing commercial tenants within the subject area are made up of a mix of local and national retailers, which includes but are not limited to: Oak Bay Bikes, Dig This, Discovery Coffee, Home Hardware, Garden Works, Blightys Bistro and coming soon The Red Barn Market. The subject property is currently tenanted by Good Earth Café, Abstract Developments Sales Gallery and Jusu Organic Juice Bar.

AVAILABILITIES
CRU-4 495 sf

Located along the Foul Bay Road Side of Village Walk. This open plan, in-line unit provides exposure along Oak Bay Avenue and primary exposure along Foul Bay Road.

CRU-5 1,579 sf

Located along Foul Bay Road, the unit is currently open concept retail with an elevated section located towards the rear of the unit. The unit has extensive east and west facing window glazing providing an abundance of natural light.

**Units can be combined to create a 2,074 sf unit*

Both units are available immediately.

ASKING RATES

CRU-4 \$38.00 psf, net

CRU-5 \$35.00 psf, net

ADDITIONAL RENT

\$12.00 psf (2015 estimate)



1. Red Barn Market
2. Home Hardware and Garden Works
3. Osaka Sushi
4. Discovery Coffee
5. Dig This and Oak Bay Bikes
6. Blightys Bistro
7. VI Fitness for Women
8. Serious Coffee

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