

FOR LEASE

RESTAURANT SPACE

4,584 SQUARE FEET 880 ESQUIMALT RD, VICTORIA

Le Gers Properties Inc
#3-772 Bay St

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Phone: 250-920-5435
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Restaurant Opportunity

Esquimalt and Head, Victoria BC

- 4, 584 Sq Ft, 120 seat
- Open dining area and bar on main level
- Upstairs banquet room with ocean view (50 seat)
- Outdoor patio (40 seat)
- 3 WC including wheelchair WC
- Ample parking on-site
- High density residential/commercial neighbourhood
- Largest space in busy neighbourhood shopping centre

Features of the Restaurant Space:

- Large Windows on both levels
- Fascia signs above front
- Open layout
- Bar area
- 2 entrances (front store and roof top)
- Pylon Signage
- Loading lane along side of building
- 85 Parking stalls in centre
- Large banquet room with panoramic view



Location Information

On the corner of Esquimalt Rd and Head St in a 20,000 sq. ft. neighbourhood shopping centre. The area is mixed-use commercial and residential, 4km from downtown Victoria. This restaurant space was occupied for 10 years by Boston Pizza and then for an additional 9 years by a local, private operator.

This restaurant may be available for rent in May 2009. The space has 4,584 sq. ft. including a 1589 sq. ft. banquet room with a panoramic view of the west Victoria harbour.

Main businesses in the area:

- New, large format Shoppers Drug Mart
- A&W drive-thru restaurant
- Domino's Pizza
- Subway Restaurant

Current Tenants at Place Valentine:

- Tim Horton's
- Stop N Go Convenience Store
- Pharmacy
- Tumbles Laundromat
- Outshine hair Salon
- Life Labs
- Subway Restaurant
- Dial-A-Geek Computers

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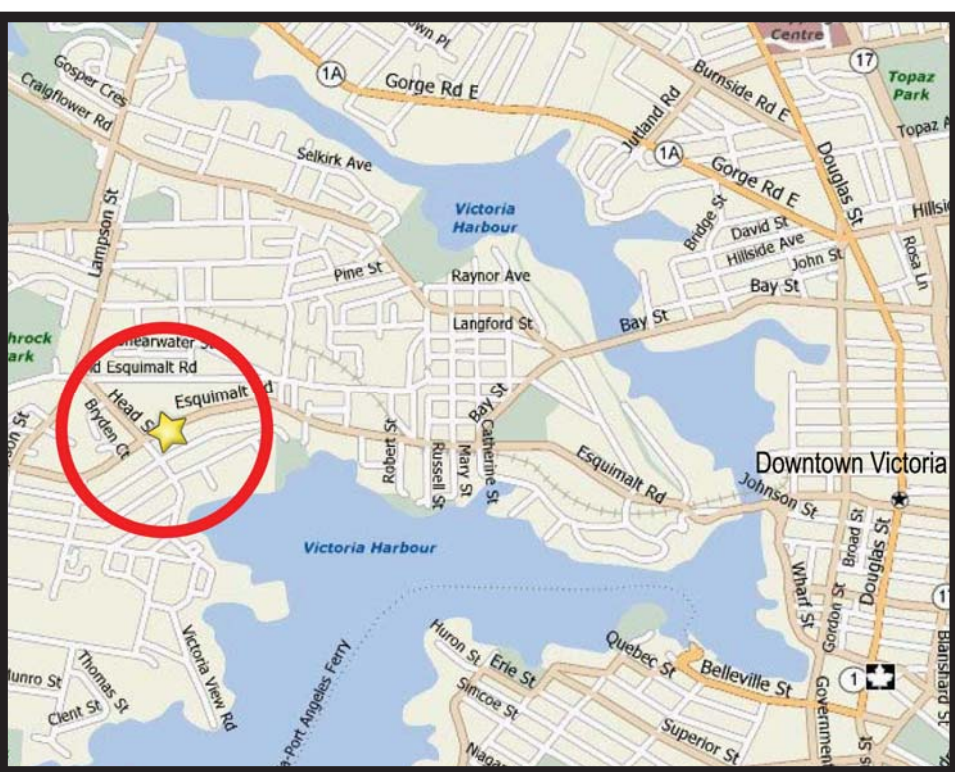
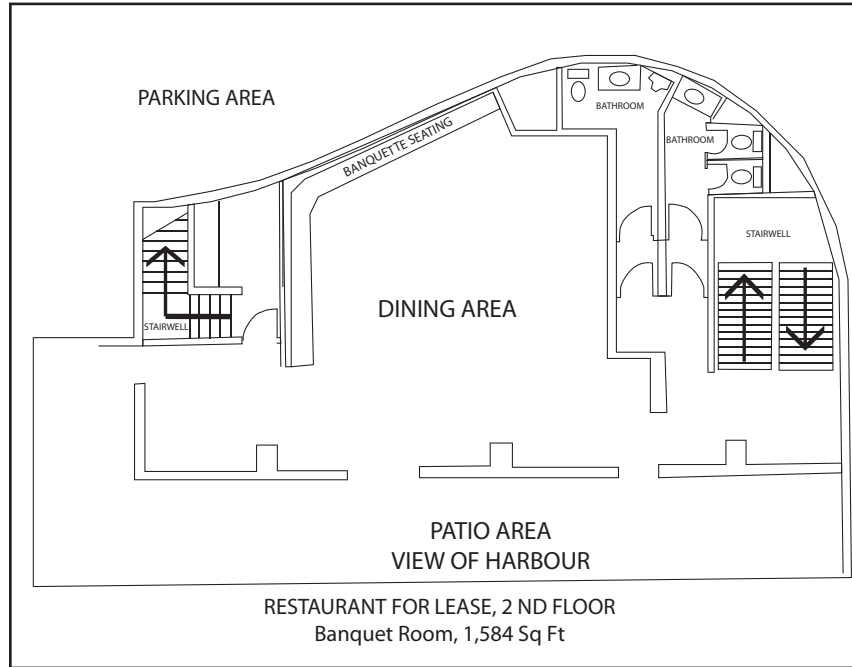
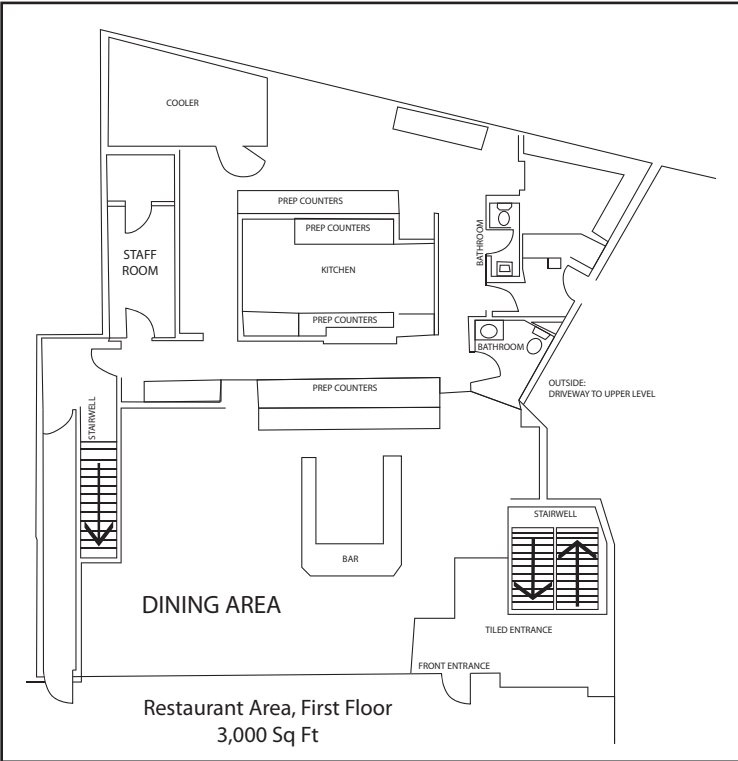
RESTAURANT SPACE

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Ecole Brodeur, Victoria's only fully French Immersion school, is directly behind the shopping plaza. The school is K-12 with over 55 full-time staff.

Across the plaza, a new format Shoppers Drug Mart, open late, has recently opened. This attractive store is one of the busiest on Esquimalt Rd.

Across Esquimalt Rd are small shops and offices that draw traffic daily, both by car and bus. Esquimalt Rd is a major bus route and there are stops on both sides of the road.