

RETAIL OPPORTUNITIES FOR LEASE

HIGH-EXPOSURE RETAIL ALONG 4TH STREET SW ROXBORO RIVER SHOPPES

2500 4TH STREET SW

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AVAILABLE UNITS

2500 4TH STREET SW

All Contiguous 8,796 SF

UNIT 16

(FORMER GYM)

3,966 SF

Large Open format, fitness-ready

UNIT 24

3,473 SF

Multiple rooms, flexible configuration

UNIT 28

1,357 SF

Former denturist with venting

Availability

Immediately

*Asking rent

\$32.00 psf gross
(includes op costs)

PROPERTY HIGHLIGHTS



Prime Inner - City Location

High-income inner-city trade area (**Mission/Roxboro**)



High Exposure

Exposure along 4th Street SW



Diverse Tenant Potential

Suitable for **boutique fitness, medical, wellness, and retail**



Flexible Layout Options

Unique layout options with **demising** flexibility





Amenity-Rich Location

Located in the heart of Mission, Roxboro River Shoppes is surrounded by a strong mix of established retail, cafés, and daily essentials including Mercato, Carino, Starbucks, Safeway, and Shoppers Drug Mart.

 Roxboro River Shoppes | 2500 4th Street SW

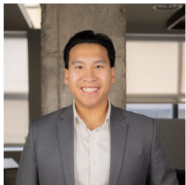
Transit/Subway

SB ERLTON / STAMPEDE STATION	 	12 MIN WALK	1.0 KM
SB VICTORIA PARK / STAMPEDE CTRAIN STATION	 	20 MIN WALK	1.8 KM
SB 39 AVENUE CTRAIN STATION	 	3 MIN DRIVE	1.9 KM
WB 4 STREET SW STATION (TD FREE FARE ZONE)	  	3 MIN DRIVE	2.0 KM
EB 3 STREET SW STATION (TD FREE FARE ZONE)	  	5 MIN DRIVE	2.4 KM



ROXBORO *RIVER SHOPPES*

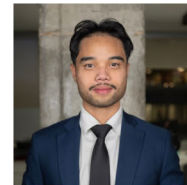
9919 FAIRMOUNT DRIVE SOUTH EAST



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